

Benefits of Rural-Urban Linkages in the Context of Rental Trends: Evidence from Gidan Kwano Area of Minna, Nigeria

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Abstract

Minna the capital of Niger state is an inland city in northcentral Nigeria with population of over 479,000 people and annual average growth rate of 3.46% (United Nations, 2022). The exponential urbanization rate of the city has presented stiff competition especially in the area of land use development and management with consequential effects on rental movements in the proximate rural neighbourhoods. This is particularly so, as the growth of Minna has and is steadily impacting on the real rental trend of the proximate localities such as Gidan Kwano. Despite the varied disadvantages of the unprecedented population explosion of cities in the sub-region, the positive effects of the symbiotic rural-urban linkages from the purview of property rental market have only caught little attentions of the early scholars; the need for this study. The paper therefore aims at evaluating the symbiotic relationship in the rural-urban linkages in the context of Gidan Kwano rental market with a view to isolating the probable shared gains in the linkages. In order to provide evidence on the positive symbiotic relationship, the study adopted a territorial quantitative research approach. 310 residential properties were identified; hence constituted the sample frame for the study. The identified properties are those in occupation with evidence of over five years rental inflows. However, only 234 of the identified properties representing 75% of the sample frame were metered by the Abuja Electricity Distribution Company (AEDC); hence were used as the sample size. The affective and cognitive proficiencies of the respondents were measured on the basis of psychometric scale, using quantitative measuring scale of frequencies and percentages. The study found that, under social benefit, health services and educational attainments are highest with 39% and 141° impacts respectively; while the human benefit angle which has employment opportunities and property rental value appreciations with 43% and 156°, 39% and 141° respectively as the shared benefits in the study area ranked fifth. It further revealed improvement in real property marketability, improved land use development among other factors. The study therefore recommends the need for an extensive interposition policy that will encourage, strengthen and possibly accelerate the utilization of a stronger synergetic bond between land use development practices in the city of Minna and proximate rural communities.

Keywords: Rural-Urban, Linkages, Property Rental Market, Gidan Kwano, Minna, Nigeria

Introduction

The existence of a clear diverging dynamics between the rural and urban settings in terms of land use structure or development, demographic composition, trade liberalization and economic integration, sociopolitical and environmental configuration has paved way for the

continuous widening gap between rural and urban settlements. It has been projected that, two-thirds of the world's population will be living in the urban areas by 2050 and the Sub-Saharan African region will be the most urbanizing settlement (Gagakuma 2021; Hussein & Suttie 2016 and Artmann *et al.*, 2012). It is therefore evidential that,

attention should be focused on the synergetic tie or the likely symbiotic relationship that could exist in rural-urban linkages; particularly, by observing the UN-HABITAT (2019) guiding principles of rural-urban linkages for the achievement of integrated territorial development that is inclusive of those whose lives are directly affected and considering the heterogeneous nature of the real property market that could trigger economic growth as these settlements do not strictly exist in isolation. Though, rural settlements in the developing nations are often seen as the primary base for food production and raw materials for urban industries; nonetheless, this notion is gradually changing as rural settlements are beginning to transform to smaller towns with enormous potentials. FAO (2017) observed that regions are experiencing explosion in the growth of smaller towns/peri-urban settlements that serves as hubs between the surrounding rural areas and bigger urban agglomerations, with almost 60% of the urban food demand, thereby presenting a new trend of economic growth which includes the real estate market.

It has become evident in recent time that the urbanization trend of Minna is putting undue pressure on land use development and management of the proximate rural communities particularly Gidan Kwano (Nuhu *et al.*, 2022). The impact of urbanization is more on rural area transformation as it is exerting pressure on the proximate rural land use development and management resulting in land use infiltration/incursion and encroachment with attendant conflicts. However, the property market is not left out, as property values increases with escalating rental trends resulting from the changing demographic structures and functions of the once quite agrarian communities to its current small-town status, thereby necessitating the urgent need for the understanding of the operations of the various variables that shape or readjust the linkages between rural and urban settlements with their consequences on the livelihoods of the poor and vulnerable

groups within the society. Salihu (2022) and Ankeli (2020) asserted that, the manifestation of land use incursion and property rental appreciation are both issues of concern in the rural-urban linkages interdependence; as the two settlements are intertwined spaces which are socially, economically and environmentally interconnected. Hutchings *et al.* (2022); Gebre and Gebremedhin (2019) averred that, the development of rural areas does not only benefit rural settlements but extend to the broader urban settlements as their development depend to a large extent on each other's development; thus, the notion of looking at rural and urban areas as two separate domains is unjustified and baseless. Furthermore, the failure to synchronize the share benefits of the linkages will translate to the inability to providing an answer to the question of ensuring adequate and affordable housing for all in Nigeria and other developing nations.

In the recent past, benefits of the linkages such as rural transformative agenda that could benefit the larger population and poverty reduction, protection of families during times of stress, food security and abundance, broadening the revenue opportunities of the rural poor thereby eliminating poverty are overlooked. Baffoe *et al* (2021) and Howard (2013) observed that; both the rural and urban settlements are endowed with diverse amenities which accounted for the varied lifestyles in the rural and urban areas. For instance, those amenities considered cheap in the rural areas are expensive in the urban centres; while the rural areas have comparative advantages over the urban centres in terms of greenery and pleasant nature, fresh natural air and water and low rental. The urban centres are better off in infrastructure, social and employment opportunities but worse off with air pollution, high rentals, overpopulation and slum formation. Hence, there is renewed interest in this domain of studies.

Literature Review

The importance of rural–urban linkages has been traced to the generation of income, wealth and employment. Despite the numerous importance of these linkages, Akkonyunlu, (2015) opined that issues concerning rural-urban linkages are often not recognized; hence, ignored in national economic and trade policies discuss. The scholar investigated the institutional constraints, infrastructure snags and trade barriers that discourage rural-urban linkages and thwart rural empowerment and economic development process. The outcome of the investigation revealed the need for the clustering of rural and urban areas into regional planning units which could engender extended trade networks and knowledge exchange between the two settlement units thus reducing poverty in the developing nations. Nevertheless, despite the slow rate of interest in the relationship that exists between rural and urban areas, there is a gradual but increasing trend of attentions, from the local, state, national, regional authorities, planners, city managers and other development agencies on rural-urban ties in recent time, as sustainable urbanization is crucial to global development goal agenda (UN-Habitat, 2019). Related to this assertion, Allen (2003) examined the environmental planning and management of peri-urban interface and observed that despite the near absent of a conclusive definition of peri-urban interface, issues concerning rural-urban feature is gradually beginning to gaining increasing recognitions among development professionals and institutions. Rojas-Caldelas *et al.* (2008) evaluated the methodological proposal of rural – urban interface planning under sustainable principles. To define the rural- urban interface, the study adopted the city-region concept and observed cities’ problems to among others include rapid growth and dynamics at the urban peripheral and suburban zones of medium size settlements which are often characterized by combinations of residential neighbourhoods and squatters’ regions with extensive variances between urbanization levels and the public services among other factors. To

address the problem of rural-urban interface, the study isolated six variables which are economic growth, migration and socio-demographic changes, settlement morphology and functions, urban mobility and residential change, use and depletion of resources and urban and environmental management. The study however, concluded that issues of interface dynamics is vital when dealing with cities that exhibit rapid growth trend in their populations. Steinberg (2014) through ase study and illustrations appraised the urban perspective of rural-urban linkages and submitted that, the realization of the fact that half of the world population resides in the cities has enormous influence on land use conversion, natural resources use, and the attraction and engagement of rural labour to cities, in addition to the socio-economic development, resource use, livelihood, and environmental threads that bind cities and rural areas together. Notwithstanding the fact that, the importance of rural-urban interface has been acknowledged by earlier scholars, none of the scholars has treated or discussed the shared benefits of rural-urban linkages in the context of rental trend of any known cities; hence, a gap in knowledge that need to be fill exist.

This paper therefore, fundamentally represents the early application of rural-urban linkages in the context of probable sustainable shared benefits in the rental market; researching on specific real estate rental market with insights into potential property market interventions as part of an integrated territorial development strategy. The empirical study attempted to deepen the understanding of rural–urban synergy which might serve as a basis for real property investments policies that could strengthen and shape rural-urban linkages and territorial governance to benefit the rental market. To achieve this, the study provided answers to the following pertinent questions: What are the benefits of the interdependence between the settlements? Have the linkages contributed to property rental market growth in the study area? What is the rental trend of residential property in the study area from 2012 to

2022? The next section of the paper discusses the methodological approach used for the study, findings from the study were presented and discussed with conclusion and recommendations drawn from the findings.

Methodology

The study adopted a territorial quantitative research approach in line with the guiding principle of rural-urban linkages (UN-HABITAT, 2019). As an empirical study, it becomes imperative to adopt an evidence-based assessment approach that anchors on the changing conditions in conjunction with the neighbourhood level research methodology that requires an inclusive development approach. The sample frame for the study comprises the identified 310 properties in the study area that met the set criteria (tenement must be in active possession with evidence of constant rental inflows in the last five years) for the current study. 234 properties that were metered by the Abuja Electricity Distribution Company (AEDC) as at our last visit to their office between August and September, 2022 were purposefully selected and taken to be the sample size. This represent about 75% of the sample frame; hence, according to Nuhu *et al.*, (2022) and Salihu *et al.*, (2020), the sample size is considered adequate using Morgan Table for sample size calculation and a dependable representation of the population. Structured questionnaire was designed and used to collect empirical data from the respondents. The designed questionnaire was based on sustainable livelihood framework (Malabana & Visco, 2021) and was adapted to explicitly measure the community shared benefits resulting from the symbiotic interdependence of the settlements. The respondents' psychometric scale was further tested through their affective and cognitive proficiencies on the shared benefit variables using Likert scale that ranges from 1 to 5 with 1 being strongly disagreed and 5 being strongly agreed. The scale employed captured the actual manifestations and otherwise of the shared benefit with high degree of precisions and reliability with Cronbach's Alpha coefficient of 0.750. In furtherance to this,

structured questionnaire was administered on the five real estate consulting firms that manage properties in Gidan Kwano to apparently collect historical data on the rental values of the property types under study from a time range of 2011 to 2022 in order to establish the trend of flows. Community share benefit in terms of share gain of rural-urban linkages and trends in rental value of residential properties were analysed through descriptive statistical technique.

The collected rental data that were transformed to index numbers and used for the analysis are rent for two-bedroom, studio room and single room apartments in Gidan Kwano community. The rent collected were first aggregated to give a true representation of rent for the property types in the various locations in Gidan Kwano. Hence, the aggregated rental value was further transformed to index number in order to present a better trend in the trend analysis. The formula used for the annual rental value transformation is $RI = \frac{\sum P_1}{\sum P_0} \times 100$. Where $\sum P_1$ is the value in the current year, $\sum P_0$ is the value in the base year. Paired Sampled T-Test was conducted on the aggregated annual rental values, which shows the rental differentiation among the property types studied.

Results and Discussion

Respondents' Perception on Rural-Urban Linkages

The data collected for the study were analysed using the appropriate analytical tool. Moreso, the collected secondary data from previous literatures were subjected to further test in order to determine the perceptiveness of the respondents through the adoption of frequency distribution table and other psychometric measuring scale. The categorical data collected were summarized using frequency distribution table, while the hidden features of each of the highlighted shared benefits were revealed through percentage rate and the degree of their benefits to the settlements. Relative Importance Index was used to determine the relative importance of the

factors and the prioritization of the identified benefits through the respondents' affective and cognitive proficiencies on a generated weighted indices based on a 5-point Likert scale. Therefore, the formula used by Nuhu *et al.*, (2022), Ankeli *et al.* (2020) and Somiah *et al.* (2015) was adopted and used for the calculation of the Relative Importance Index. The formula is presented as:

$$RII = \frac{\sum W}{A * N}$$

Table 1 presents the respondents' perceptive frequencies, percentages and the degrees of shared benefits' influence on rental value volatility in Gidan Kwano community due to the linkages. The identified benefits are classified under physical, social, natural, human and financial benefits as presented in the Table. The attained benefits from the symbiotic relationship or linkages between Gidan Kwano and Minna city were characterized as presented in Table 2. The Table shows that, the degree of natural shared benefit contributory factors of the rural-urban linkages was considered to be first among all the other factors with population explosion recording 43% and 156 degree incremental growth, the degree of physical land space development was 141 degree with 39% increment. The change in physical land use structure of Gidan Kwano community was attributed to the influx of people from Minna metropolis to Gidan Kwano due to their proximity and relatively cheap land cost. The consequential effect of this is among others the unpredictable rental trend in the community. This, however, supports the assertion of Ankeli *et al.*, (2020a) that population increase affects land use structure, rental trend and development pattern of cities.

Aside the issue of rental value which has 39% and 141 degree growth, the saturated

Minna city center is making the suburb to play host to light industries and educational institutions (Nuhu *et al.*, 2022) and this affects the rural land use structure and real property market rental growth pattern of Gidan Kwano. Apart from serving as feeder settlement to Minna labour market, providing the required raw materials for industries and other daily economic needs of people in the urban areas, Gidan Kwano also houses some of the city's workforce who could not afford to pay for market rent or accommodation at the city center. The transformation of Gidan Kwano from what it used to be (a quiet agrarian community) to its current bustling state with high rate of real property rental value appreciation (see Table 4 and Figure 1) and the rapid rate of land use incursions resulting from urbanization rate exacerbated by the presence of the Federal University of Technology Minna and its nearness to National Examination Council (NECO) headquarter in Minna is a gain from the linkages. This has positively impacted on the income streams or the economic base of the locals who are now blessed with other alternative income generation opportunities other than farming. This has strengthened the income base of the residents, enhanced the taste and accommodation needs of the people which often signifies the origin of rental market volatility.

Conclusively, Table 1 further revealed that the settlement shared benefit encompasses social, financial, physical and human development among other factors. The linkages have helped in changing the land use structure of Gidan Kwano, boosting the income base of Gidan Kwano residents and strengthening the market supply of Minna industrial raw materials, labour force, food supply/security of the city and property market transaction awareness. Details of the symbiotic synergy is presented in Table 1.

Table 1: The Frequencies, Percentages and Degree of the Shared Benefits from the Linkages based on the Respondents Perceptions.

Share Benefit Factors	Frequencies	Percentages	Degrees
<i>Social Benefit</i>			
Health Services	90	39	141
Educational Attainment	90	39	141
Crime Rate	50	22	78
Total	230	100	360
<i>Human Benefit</i>			
Employment Opportunity	100	43	156
Property Rental Value Appreciation	90	39	141
Traffic Control	40	18	63
Total	230	100	360
<i>Physical Benefit</i>			
Land/Building Design	90	39	141
Land use Development	90	39	141
Power supply	50	22	78
Total	230	100	360
<i>Natural Benefit</i>			
Population Increase	100	43	156
Physical Land Space Structure	90	39	141
Waste Management Problem	40	18	63
Total	230	100	360
<i>Financial Benefit</i>			
Family Budget	90	39	141
Increased Alternative Income	60	39	141
Reduced Poverty Incidence	50	22	78
Total	230	100	360

Source: *Authors Field Survey (2022)*

In furtherance to the aforementioned test, the study subjected the perceptions of the respondents on the characterized share benefits variables to another test as presented in Table 2. The Table revealed that, the influence of the natural share benefit variables to the rental value volatility in the community ranked first among all the other benefit factors with RII of 2.648 and weighted value of 3,071. The slow but steady transformation of Gidan Kwano from an agrarian community to semi commercial/residential university neighbourhood due to her proximity to Minna metropolis and the siting of Federal University of Technology Minna in the community have severe consequences on the community land use structure, the gradual decongestion of Minna urban population and the rental trend of Gidan Kwano community. The university contributed greatly to the influx of people to Gidan Kwano community leading to increase in the demand for land space and other land use development. The benefit of

this to the community are among others, the improvement of building quality in terms of design, construction and aesthetics, increase property values, improved awareness of real estate market transactions as an investment option in the community and sustainable land use management practices. The linkages have slightly altered the city structure of Minna from what it used to be in the time past, as the Minna urban population explosion that would have ordinarily exacerbated the slum formation of the city was drastically reduced as those that could not afford the market rent moved to the proximate settlements as Gidan Kwano.

Moreso, Table 2 indicated that, the physical land use development of both Minna and Gidan Kwano have improved significantly; hence, the share benefit of the two settlements due to the linkage synergy. The contribution of physical factor symbiotic benefit to rental value volatility ranked second with RII of 2.484 and a summation

weight of 2,880. Findings from the field revealed that physical land use development in both settlements are tilting towards residential and commercial land uses. Gidan Kwano that was predominantly agrarian community has changed to residential and commercial community as substantial portion of the community land has been taken over from agricultural land use for residential and commercial purposes.

Also, social and human benefits factors based on the respondents' perception ranked third and fifth with RII of 2.324 and summation weighted value of 2,696; RII of 2.221 and weighted value of 2,576 respectively. The changing social asset of the settlement improved the wellbeing, literacy values as well as the knowledgeability of Gidan Kwano and Minna residents. Predominantly, the youths that would have been a willing tool in the hand of politicians have realised the

importance of education due to the improved educational services. Financial improvement is another area that the synergetic linkages have benefited both settlements. The linkages have created direct and indirect employment opportunities for the residents of both settlements thereby reducing poverty incidences. Invariably, as the family income improves with reduced poverty incidences and by extension reducing the incidence of gender-based violence in the family, the quest for better accommodation increases, thereby affecting property rental trend in the community. The respondents further averred that the linkages improved their financial stand as they can now venture into diverse petty trade and other businesses due to the large population.

Table 2 present the summary of relative importance index of the Shared Benefit context of Rural-Urban Linkages.

Table 2: Relative Importance Index (RII) on Benefit of Rural-Urban Linkages

Shared Benefit Factors	5	4	3	2	1	$\sum w$	RII	Ranking
<i>Social Benefit</i>								
Health services	120	64	20	20	08	964	0.831	
Educational Attainment	78	89	30	20	15	891	0.768	
Crime Rate	48	105	39	24	16	841	0.725	
Aggregate Value of Social Benefit							2.324	3 rd
<i>Human Benefit</i>								
Employment Opportunity	67	60	10	50	45	750	0.647	
Traffic/Security Management	99	64	25	15	29	885	0.763	
Rental Value Appreciation	89	100	20	13	10	941	0.811	
Aggregate Value of Human Benefit							2.221	5 th
<i>Physical Benefit</i>								
Land use Development	165	50	10	7	0	1069	0.922	
Land/Building Design	150	65	17	0	0	1061	0.915	
Power supply	67	60	10	50	45	750	0.647	
Aggregate Value of Physical Benefit							2.484	2 nd
<i>Natural Benefit</i>								
Population Increase	165	50	10	7	0	1069	0.922	
Physical Land space Dev.	150	65	17	0	0	1061	0.915	
Waste/Management Problem	89	100	20	15	10	941	0.811	
Aggregate Value of Natural Benefit							2.648	1 st
<i>Financial Benefit</i>								
Family Budget	55	87	69	11	10	862	0.743	
Increased Alternative Income	99	64	25	15	29	885	0.763	
Reduced Poverty Incidence	150	65	17	0	0	1061	0.915	
Aggregate Value of Financial Benefit							2.421	4 th

Source: Authors Field Survey (2022)

Table 3 presents the annual rental index of two-bedroom, studio room and single room apartment in Gidan Kwano. These classes of property are the most sought after in the study area. It further revealed that, two-bedroom rental performed better than the rents of the other property types. The t-test statistics conducted on the aggregated annual rental values further establish the level of rental trend differentiation in the rental values of the property types studied. Trend analysis with two years forecast was done as presented in Figure 1 to predict the future rental behaviour resulting from the shared benefits in Gidan Kwano.

Figures 1 shows the rental trend line analysis of two-bedroom, studio room and single room rental values in Gidan Kwano between 2011 and 2022 with two years prediction. The analysis indicated a gradual but steady upward rental movement or growth of all the property types all through the years. However, two-bedroom property exhibited volatile rental growth rate with a sharp increase and a wider growth margin noticeable which may likely be maintained till 2024. The rental performance of the other property classes also indicated reasonable but consistent growth rate; hence, an indication that investment in real property could be a wise option in the study area. A further test of future prediction for the next two years in respect of rental performance in the study area was made. The outcome presented a continuous and steady upward rental appreciation with the two-bedroom apartments exhibiting a

superior rental growth all through the prediction period.

To empirically evaluate the rental trend of residential properties in Gidan Kwano, the community was stratified into six zones namely: Talba road area, Gadapi area, Gidan panti area, Bahayan area, Lunko area and Shika area. Table 4 and Table 5 shows the result of the paired sample statistics conducted on the aggregate rental values compare the rental behaviour of studio room apartments and revealed a significant difference in the rental performances of studio room apartments in Talba road and Gidan Panti with ($M = 182.167$, $SD = 89.205$) condition; $t(11) = 7.074$ and $P = .000$. There was a significant difference in the rental performances of studio room apartments in Gadapi and Lunko areas with ($M = -308.333$, $SD = 148.467$) condition; $t(11) = -7.194$ and $P = .000$. While the rent for studio room apartments in Shika and Bahayan areas exhibited no significant difference with ($M = -8.333$, $SD = 22.395$) condition; $t(11) = -1.289$ and $P = .224$. Conclusively, it can be inferred from the paired sample test analysis that the linkages between the rural-urban areas resulting in the influx of population into the rural settlement, the changing structure of the rural land use among others propel the volatile rental behaviour of studio room apartments which is the most sought after by Gidan Kwano residents. Gidan Kwano as a university community is now a predominantly student community with high demand for studio room apartments.

Table 3: Rental Index of Two Bedroom, Studio Room and a Single Room Apartment in GK

YEAR	Rental Index for Two Bedrooms (₦)	Rental Index for Studio room (₦)	Rental Index for Single room Apartment (₦)
2011	100	100	100
2012	100	100	100
2013	120	107	105
2014	138	110	105
2015	138	140	120
2016	184	147	120
2017	238	147	130
2018	238	181	130
2019	270	181	145
2020	385	191	145
2021	385	225	180
2022	500	245	180

Source: *Calculated from field data (2022)*

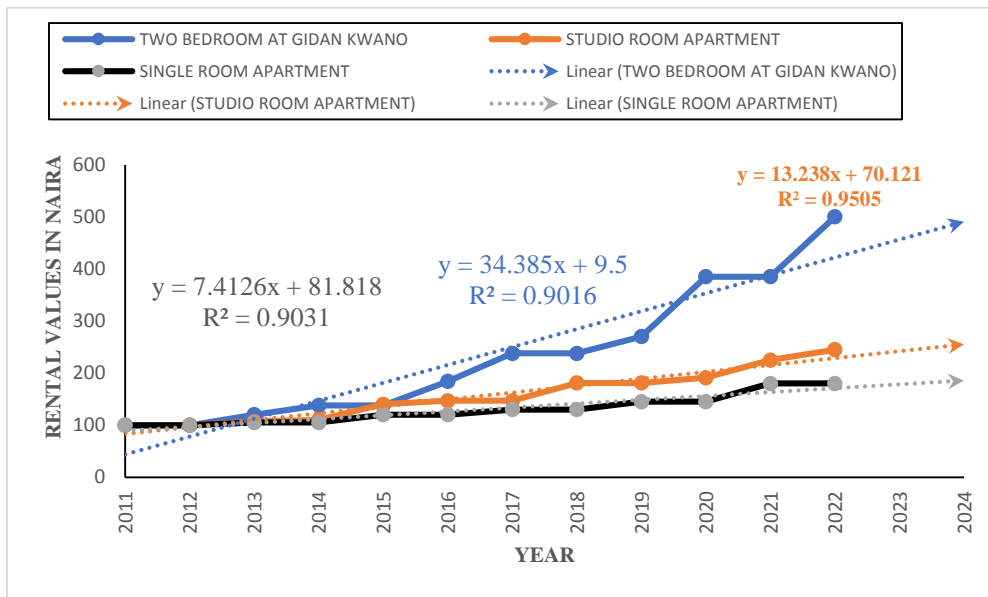


Figure 1: Rental Index of Two, Studio Room and Single Room Apartment in Gidan Kwano.

Table 4: Paired Samples Statistics

Pair	Location	Mean	N	Std. Deviation	Std. Error Mean
Pair 1	RENT STUDIROOM TALBA ROAD	345.0000	12	126.74240	36.58738
	RENT STUDIROOM GIDAN PANTI AREA	162.8333	12	63.16909	18.23534
Pair 2	RENT STUDIROOM GADAPI AREA	130.0000	12	28.12311	8.11844
	RENT STUDIROOM LUNKO AREA	438.3333	12	168.56794	48.66137
Pair 3	RENT STUDIROOM SHIKA AREA	250.8333	12	94.43211	27.26020
	RENT STUDIROOM BAHANYA AREA	259.1667	12	86.36164	24.93046

Table 5: Paired Samples Test

		Paired Differences						t	df	Sig. (2-tailed)
		Mean	Std. Deviation	Std. Error	95% Confidence Interval of the Difference					
					Lower	Upper				
Pair 1	RENT STUDIROOM TALBA ROAD - STUDIROOM GIDAN PANTI AREA	182.167	89.205	25.752	125.489	238.845	7.074	11	.000	
Pair 2	RENT STUDIROOM GADAPI AREA - STUDIROOM LUNKO AREA	-308.333	148.467	42.859	-402.665	-214.002	-7.194	11	.000	
Pair 3	RENT STUDIROOM SHIKA AREA - STUDIROOM BAHANYA AREA	-8.333	22.395	6.465	-22.562	5.895	-1.289	11	.224	

Source: Analysis of field data, (2022)

Significant at 0.005 level

Summary of findings

The study found that, the natural shared benefit contributory factors ranked first among all the other factors with its constituent as population explosion having 43% and 156 degrees incremental growth, the degree of physical land space development was 141 degrees with 39% increment. The Gidan Kwano community's physical land use structure transformation was attributed to population influx from Minna metropolis and other proximate cities with a far-reaching effect of rental volatility and other unpredictable real property market behaviour.

The congested Minna city centre has given room to suburbs such as Gidan Kwano to play host to light industries, educational institutions and as feeder settlements apart from providing accommodations for the city's workforce that are unable to pay the market rent. This is reflected in the rural land use structure and real property market rental growth pattern of Gidan Kwano. The transformation of Gidan Kwano from what it used to be (a quiet agrarian community) to its current bustling state with high rate of real property rental value appreciation and the rapid rate of land use incursions and urbanization is exacerbated by the presence of some basic federal and state government infrastructures. This has contributed to the improvement of building quality in terms of design, construction and aesthetics, increased property values and enhanced rental market, improved awareness of real estate market transactions as an investment option in the community and sustainable land use management practices.

It further revealed a significant difference in the rental performance of the various property types studied with two-bedroom rental performing better than the rents of the other property classes. This however, negates the assertion of earlier studies such as Akachi and Atabo (2019) and Musa and Abdullahi (2020) which averred that there often exist no reasonable differences in the rental of studio room apartments and two-bedroom properties in university towns as students prefer studio rooms than two-

bedrooms; hence, usually in high demand and attract higher rent.

Conclusion and Recommendations

The study assessed the benefit of rural-urban linkages in the context of rental value trends with evidence from Gidan Kwano community in Minna, Niger state, Nigeria. It confirmed the continued associated opportunities of rural-urban linkages and the symbiotic synergy of the relationship. The study therefore identified the common benefits and their rate of influence on rental value performances of two-bedroom, studio room and single room apartments in the study area. The superiority in the rental performance of two bedroom over the other property types due to the effect of urbanization in Gidan Kwano was depicted in the trend line analysis with two years forecast. The study found improvement in real property products marketability, improved land use development among other factors. It therefore recommends the need for an extensive interposition policy that will encourage, strengthen and possibly accelerate the utilization of a stronger synergetic bond between the land use development practices in the rural and urban areas.

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