



ECOTOURISM DEVELOPMENT AND ITS IMPLICATION ON RENTAL VALUES OF RESIDENTIAL AND COMMERCIAL PROPERTIES IN CROSS RIVER STATE FROM 2010 – 2019.

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ABSTRACT

Ecotourism development performs an essential function in the real estate sector of residential and commercial properties within the neighbourhood of ecotourism sites. However, Cross River State being an ecotourism hotspots characterized with the influx of tourist into the state has some huge influence on the real estate sector. This study has identified some of the effects of the ecotourism development on rental values of real estate properties of neighbouring communities. The study specifically examined the effects of ecotourism development on residential and commercial real estate rental values in Cross River State. To achieve the aim of this work, the study adopted the ex-post facto research design. Data were sourced from the registers of the ecotourism sites and data on rental values was collected from the Estate Surveyors and Valuers in the study area. Data sourced were entered into the SPSS statistical software and estimated using various statistical techniques such as the descriptive statistics, multiple regressions and the analysis of variance (ANOVA). Major findings deduced from the analysis showed that there were significant effects of ecotourism development on neighbouring residential and commercial properties rental values in Ecotourism Sites in Cross River State. The study recommended the need by the Government, through the tourism commission should introduce programmes that will promote ecotourism development and the real sector as this will create more openings in the area, patronage and investment opportunities in the various ecotourism sites in the State.

Key words: Ecotourism, Development, Real Estate, Residential Properties, Commercial Properties, Cross River

1. INTRODUCTION

Ecotourism is a subset of tourism and is synonymous with nature based which means tourism based on natural attractions found in different areas and includes the following activities

such as bird watching, mountaineering, camping, hiking, hunting, fishing and visitation to parks. According to Campbell (2000) ecotourism is a business of providing accommodations, services and entertainment for people who visit a place for leisure and other purposes. This definition therefore gives a clearer picture and a direction in the sense that ecotourism is link with real estate in order to achieve great benefit.

Over the decades, ecotourism has experienced continued growth and deepening diversification to become one of the fastest growing economic sectors in the world. Modern tourism is closely linked to development and encompasses growing number of new destinations. These dynamics have turned ecotourism into a key driver for socio-economic progress.

One unique advantage of Ecotourism is a good return purchaser of houses as investments have and this has fueled some of the biggest development of real estate notice in the early 80s which resulted in the expansion of business in the different tourist's locations where development combining both elements was introduced. This includes parks, recreational facilities built together with residential components.

According to Heenan (1978), ecotourism development is frequently the engine that drives growth and development of an area. Since tourism is a "clean" industry, it is mostly, considered as a means to enhance economic development of a community. As Heenan (1978) stated, "One point is clear: if the constructive impact of tourism is to be realized, collaborative approaches between diverse stakeholder groups will be needed." A reasonable degree of consensus between residents and members of the business community about the desired direction of ecotourism development is an important ingredient of long-term success (Ritchie 1985). Butler (1980) believed that ecotourism destinations progress through a recognizable cycle of evolution, with differing stages of popularity. Todaro and Smith (2016) looked at ecotourism development as a multinational process involving major changes in social structures, popular attitudes, and national institutions, as well as the acceleration of economic growth, the reduction of inequality, and the eradication of poverty. Development, in its essence, must represent the whole gamut of change by which an entire social system, tuned to the diverse basic needs and desires of individuals and social groups within that system move away from a condition of life widely perceived as unsatisfactory toward a situation or condition of life regarded as materially and spiritually better.

Cross River State is endowed with substantial regions of tropical rain forest that have served as the habitat for several rare primate species, making it a potential ecotourism hotspot. Between 1999 and 2007, the population of the tourists visiting the state has increased

tremendously as a result of the development and promotion of ecotourism in the state. There has been lack of accommodation for the teeming population of the tourists visiting the various ecotourism sites. These therefore have prompted the government of Cross River State through the managers of various ecotourism sites to developed different kinds of accommodations in order to cushion the effects of shortage of accommodation in these sites. In view of the above, the investors within and outside the nearby communities also saw the need of doing business in the ecotourism neighbourhood, made some concerted effort by developing different kinds of rental accommodations.

The study therefore sought to address how these ecotourism developments have affected real estate values in the ecotourism sites in Cross River State. Therefore, as a result of the above issues raised the study intends to explore the effects of ecotourism development on real estate values thus examining the trend in the annual rental values of residential and commercial properties in the study area.

2. LITERATURE REVIEW

Direct impact of tourism results from the total amounts spent by tourists in the region, for instance money tourist spent in a hotel accommodation. It refers to any business that receives payment directly from the tourist (Guidance Tourism, 1998). For example, an increase in the number of tourists staying overnight in hotels and other accommodation units would directly yield increased sales in the property sector. The additional hotel sales and associated changes in hotel payments for wages and salaries, taxes, supplies and services are direct effects of tourist spending.

Indirect impact of tourism is an economic activity stimulated on by subsequent rounds of expenditure. Some parts of this economic injection remains in the region while other parts of it go to elsewhere in the region or country (Guidance Tourism 1998). For instance, industries supplying products and services to hotels: changes in sales, jobs and income in food supply industry, and so on represent indirect effects of changes in hotel sales. Businesses supplying products and services to the food supply industry represent another round of indirect effects, eventually linking hotels to varying degrees to many other economic sectors in the region.

More researches have recognized the driving function of real estate development in ecotourism development toward enhancing economic growth, Mohanty (2007) view ecotourism or nature-based tourism as already a popular concept, which is considered as one of the growth areas of tourism industry. Also, Turin (2007) carryout a statistically analysis of the major

economic entities, finding reveals that the ecotourism real estate development has made a contribution of 5% - 8% to the GDP growth in China's economy.

In Zambia, there are great effects of ecotourism on real estate development thereby causing a boom to the sector. Similarly, land residing near the two National park (Nsumbu and North Luangwa) with varieties of flora and fauna, water and historical and archeological site has potential for investment especially in the area of provision of suitable affordable accommodation facilities thus from the aforementioned benefits is trickle down to the communities living within the game reserve. Also, there is vast area of underdeveloped land in the province with an array of options for the location of important facilities like recreation and accommodation to meet the needs of the tourists (Thomas and Chikondi, 2012).

Hjalager (2007) describes a range of tourism investment directions that are directly tied to the real estate. Many of the empirical analysis of ecotourism, especially the real estate aspects focuses on hotel industry. Dunning and McQueen (1981), drawing from border tourism study, find that the hotel industry has unique characteristics when compared to manufacturing multinational enterprises that allow the firm to capture the advantages of tourism. Their analysis was based on Dunning's "ecliptic paradigm" which combines an understanding of location advantage for the hotel (Dunning and McQueen, 1981). Also, Lindberg and Johnson (1997) in assessing the effect of tourism on real estate sector pinpointed that ecotourism can generate a variety of economic impacts which has a positive effect on the local dwellers. "Ecotourism can increase both the number of recreation facilities and the demand for such facilities". Recreation is use broadly to include outdoor recreation, urban entertainment, and related activities. Various stakeholders in the ecotourism industry often seek economic benefits from ecotourism. These benefits vary in different ways and ranging from the sales of their land for investor who are willing to invest in real estate development to revenue for natural area management including and income for local communities (Linberg and Johnson, 1997).

According to Linberg et al. (2007) the paper investigated the effects of the tourism boom on the real estate market in Croatia. According to the general equilibrium models of the tourism intensive small open economy, the most important benefit of ecotourism was reflected in the fixed-factors estate market rents. The study reveals that the Croatian real estate market in the coastal area is still strongly growing even after national and global real estate markets slow down. The growth is generated by expected demand and the growth of tourism sector.

Research has confirmed the expansion of real estate in major developed cities like Costa Rica, Spain, India and others. According to Reynolds (2010) observed that real estate expansion

was a shift in the Costa Rica's tourism policies. This then led to the development of mega hotels, parks and restaurants orchestrated by tourism development. Also, Sharpley (2002) pointed out that ecotourism as an effective catalyst of rural socio economic development and regeneration. He also added that ecotourism has help in the expansion of many economies around the world, but it has also brought certain drawbacks.

According to Femke (2015), development of real estate markets leads to the increase in land speculation in rural areas. Large-scale land acquisitions for tourism in urban or semi-urban areas have also attracted the attention of researchers. Their studies suggest that rapid development of ecotourism in developing countries can endanger local populations' access to land and may lead to displacement, as has been the case in Cancun, Mexico. Also, Kamuaru, (2007) in the article Ecotourism: Suicide on development paints a disturbing picture. He presents the example of Tanzania, where a game reserve in Mkmazi, was designated without consulting the local people living in the area who simply received an eviction order from their own government. According to Laura, (2002) assert that converting underdeveloped land into profitable space for tourism is one disadvantage. The National parks and wilderness areas may be compromise by an influx of tourist. He also, identifies the following as drawback that may tend to impede development in the area. These include; lack of income prospects, instability, and Cultural insensitivity among others.

Research has shown the effects of ecotourism on properties in major developing countries. Developers buy land, carryout financial real estate deals, build or have builders build projects, control and orchestrate the process of development Richard (2003). In order to give a general picture of real estate development, the real estate development motivated quick sales and high interest rates. The early sign of the boom was occasion by the spread of the middlemen brokers in the market. The study reveals that everyone along the coast, most especially, taxi drivers were informal real estate agents, serving as consultants for potential foreign investors. Because of this, the land was littered with for 'sale' signs, giving the impression that the demand and supply forces characterized the market (Honey et al. 2010). Similarly, ecotourism allows the residents make some money in given out accommodation such as hotels and inns, where tourists can rest and the local people can generate income.

Real estate tourism is linked to two sectors: the fragmented and multi-sectoral tourism industry and the real estate business. It should be noted that in developing countries like Costa Rica and even in emerging countries like Brazil, real estate attracts large amounts of capital from foreign investors into the country, benefiting both the developers of the residential tourist

infrastructure and the developing States that use foreign direct investment (FDI) to pay off the deficit in their current account. For example, during the period 2000–2007, FDI was the most important source for financing Costa Rica’s current account deficit. Particularly from 2004 to 2008, real estate tourism was Costa Rica’s main source of FDI (Paula and Reynolds, 2011).

Bianca and Alessandra (2004) examined the effect of tourism on the real estate market. The research laid much emphasis on the effect of ecotourism on the quality of life. Data was collected using a structured questionnaire to test whether the housing market in touristic locations was positively affected by the presence of tourists. The hedonic price method was adopted for the study to determine the willingness to pay for quality of life, i.e. its “implicit price”, was measured by the differences in property market prices. In particular, the results showed clear distinction between quality of life in coastal touristic locations and inland non-touristic places. The result also showed a positive outcome on the effect of tourism on real estate market.

Ecotourism development open doors for real estate, property developer make huge investment in the sector. Ecotourism as an alternative tourism if sustained could be of great important to the property developers. According to the Business Law defined Real Estate as “land as anything fixed, immovable, or permanently attach to it such as appurtenances, building, fixtures, improvements, roads, shrubs and trees but not growing crops, sewers, structures, utility system, and walls”.

Hendon (1971) studied the effect of a park on property values, found that park had stabilizing influence on residential property values, especially among high-valued residential properties, and lower with less-valued ones. From the aforementioned studies, it is evident that many of them came from the USA, Canada, UK and Europe and with much concentration on residential properties. The real estate is therefore an integral part of tourism and underlying infrastructural basis of the tourism sector. Ecotourism activities are most often tie to geographic settings, and much of the physical space where the activities occur has been developed and may be managed by real estate firms.

By contrast, real estate ecotourism is a business that consists of the production of urban land in touristic or potentially touristic locations (Mazon and Aledo, 2005). According to real estate analysts, Real Estate is resilient in all kinds of economic condition including inflation. The Real Estate Professionals as published in the Guardian news of 11 April (2006), explain that the real estate has the ability to leverage resources or the equity in the property, while having the added benefit to tax protection for an investment. Also, Pilipino (2016) viewed real estate and

ecotourism as twin sisters. They are not only closely related, but they work together in weaning and sustaining each other's growth. Real estate is fuel by tourism, which leads to the expansion of business, with real estate the latest boom or bubble industry; issues associated with development such as suburban sprawl has become immediate. Carter and Lawman (1991) indicated that there is a cumulative relationship between ecotourism development and real estate development, the environment and socio-economic development. This implies that if tourism is to contribute to sustainable development, then it should be economically viable, ecologically sensitive and culturally appropriate (Wall, 1997, Mbaiwa, 2003).

One unique quality of ecotourism is its ability to transform the neighbourhood into business hub which gives the property investor and developers to developed different kinds of real estate in order to accommodate property seekers. Therefore, ecotourism real estate properties are those properties located at desired tourist's attractions composed by second home units and large tourism leisure facilities such as hotels, parks, Guest Houses, Marinas, Golf Course, etc. these facilities enhance tourist experience, induce tourist flows and provide services to guest and owners. These facilities improve desirability and leverage prices and sales speed of residential units (Raymond and Hall 2008).According to Nguyen (2017) view real estate as a significant portion of most people's wealth, the size and scale of the real estate market make it an attractive and lucrative sector for many investors.

3. RESEARCH METHODOLOGY

The Examination of Ecotourism development and its implication on Real Estate Values was carried out in Cross River State. The choice of Cross River State is justified on the ground that the state is a tourism destination that has the rarest and endangered species with flora fauna abound in the three senatorial district of Cross River State. Hence the study employed a retrospective – prospective study design considered most appropriate to collect experienced opinion of the Estate Surveyors and Valuers and the staffs of the ecotourism sites.

A sample of three (3) ecotourism sites was selected from among the 10 ecotourism sites in Cross River State. These ecotourism sites were selected from the three senatorial district of Cross River State. The ecotourism sites comprised Obudu Mountain Resort in Obanliku Local Government Area in Northern Senatorial District, Afi Wild Life Sanctuary in Boki Local Government in Central Senatorial District, National Park in Akamkpa Local Government Area in Southern Senatorial District. Convenience sampling which is a type of Purposive technique was applied in selecting the ecotourism sites.

The study adopted three method of data collection instrument which include; inspection visits, interview and questionnaire administered to 34 Estate Surveyors and Valuers practicing in the State. The data for this study, taking into account the central theme of the study was collected from two sources, the primary and secondary sources; Primary and secondary sources with in-depth interview was conducted with experienced staff members including the Head of Department of Tourism Board, Managers of the ecotourism sites, tour guides. This was to assess the knowledge based on their involvement in the study areas for years in the ecotourism. The data collected from the research was as a result of the willingness and high level of compliance from the managers of the ecotourism facilities and tour guides of the various ecotourism sites.

4. DATA ANALYSIS AND INTERPRETATIONS

4.1 Background Information of the respondents Estate Surveyors and Valuers and Ecotourism Staffs

In order to ascertain the status of the respondents, questions were asked as to their designations and related issues. The essence of probing into their status was to ascertain their appropriateness for the study.

Table 1 Profile of the Respondents Academic Qualifications

Academic Qualification	Estate Firm	Relative Frequency	Ecotourism Staffs	Relative Frequency (%)
PhD	1	3.58	0	0.00
M.Sc	2	7.14	2	16.67
B.Sc	22	78.57	7	58.34
HND	3	10.71	1	8.34
OND	0	0.00	1	8.34
Others (specify)	0	0.00	0	0.00
Total	28	100	11	100

Table 1 showed that 22 (78.57%) and 7 (58.34%) of Estate Surveyors and Valuers and ecotourism staff respectively had Bachelors of Science degree (B.Sc) as their highest qualification, while 3 (10.71%) and 1 (8.34%) of Estate surveyors and ecotourism staff respectively had Higher National Diploma (HND). However, none of the interviewed Estate Surveyors had Ordinary National Diploma (OND) as highest qualification, whereas 1 (8.34%) of the ecotourism staff had OND. Also, none of the Estate Surveyors and Valuers and the ecotourism staff had SSCE and other qualifications. The Table showed that majority of resident

surveyors in practicing Estate firms and head of practice in Cross River State have B.Sc degree as their highest qualification, and just a few (about 10.71%) have Higher National Diploma. The reason for this could probably be because real estate practice is financially rewarding and only few practitioners often consider going for higher degrees. However, the overall implication is that many of the respondents are literate and are professionally qualified and the reliability of their opinions was therefore not in doubt.

Effects of Ecotourism Development on Rental Values of Residential and Commercial Properties in the Study Area.

Extract of the summary of Regression analysis result was presented in Tables below examine whether or not there was co-integration in the dataset. Therefore, in order to established the effect of ecotourism development on rental values of residential and commercial properties, all the ecotourism variables of developmental changes were used to regress with rental values. These were, the years, size of the ecotourism site, numbers of tourist’s visits, population of workers, number of buildings and changes in recreational facilities. Two stepwise options were considered which are the Forward Selection and Backward Selection. Forward selection started with the model containing only the constant predictor and the probability of bringing one variable at a time if they are significant, while Backward Selection started with a model containing all of the variables and removed them one at a time until all remaining variables are statistically significant. In both methods, the removed variable is re-entered at a later step when they appeared to be useful predictors, or variables entered early later removed if they were no longer significant.

Table 2 Model Summary of Regression Analysis of One Bedroom Flat in Obudu Mountain Resort

Model Summary ^b										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change in R Square	F Change	df	df2	Sig. F Change	Durbin-Watson
1	.982 ^a	.965	.961	7405.976	.965	220.994	1	8	.000	3.414

a. Predictors: (Constant), Years
 b. Dependent Variable: 1 Bedroom Flat (Y1)

From Table 2 it can be deduced that rental value of one bedroom flat had a strong correlation with the years as a constant predictor owing to the fact that rents keep appreciating as the year changes and this is expected to continue into a foreseeable future. Thus, the coefficient of determination (r^2) for the multiple regression of one-bedroom flat was 0.965.

Table 3 Model Summary of Regression Analysis of Motels in Obudu Mountain Resort

Model Summary ^b										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change Statistics R Square Change	F Change	df1	df2	Sig. F Change	Durbin-Watson
1	.986 ^a	.973	.970	35781.322	.973	289.000	1	8	.000	1.465

a. Predictors: (Constant), Years
 b. Dependent Variable: Motels

Table 3 revealed that rental value of motels correlate strongly with the years on the premise that rents will appreciate as the year changes and this is expected to continue into a foreseeable future. Thus, the coefficient of determination (r^2) for the multiple regressions of motels was 0.973.

Table 4 Model Summary of Regression Analysis of One Bedroom in Afi Mountain and Wild Life Sanctuary

Model Summary ^c										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change Statistics R Square Change	F Change	df1	df2	Sig. F Change	Durbin-Watson
1	.976 ^a	.953	.947	8712.582	.953	161.281	1	8	.000	
2	.989 ^b	.978	.971	6422.081	.025	7.724	1	7	.027	3.133

a. Predictors: (Constant), Years
 b. Predictors: (Constant), Years, Numbers of Tourists
 c. Dependent Variable: 1 bedroom flat

Table 4 showed that the number of tourists was added to the model and later removed because its contribution was not as the years. The implication of this is on the premise that rents will appreciate as the year changes and this is expected to continue into a foreseeable future.

Thus, the coefficient of determination (r^2) for multiple regression of the effect of ecotourism variables against rental value of one-bedroom flat was 0.978.

Table 5 Model Summary of Regression Analysis of Motels in Afi Mountain and Wild Life Sanctuary

Model Summary ^b										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change in R Square	F Change	df1	df2	Sig. F Change	Durbin-Watson
1	.985 ^a	.971	.968	25819.889	.971	269.500	1	8	.000	2.300

a. Predictors: (Constant), Years
b. Dependent Variable: Motels

Table 5 explained the variability of rental values of motels on the presumption that rents increases as the year changes and that will continue to a plausible future. Thus, the coefficient of determination (r^2) for the multiple regressions of motels was 0.971.

Table 6 Model Summary of Regression Analysis of One Bedroom in National Park, Akamkpa

Model Summary ^b										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change in R Square	F Change	df1	df2	Sig. F Change	Durbin-Watson
1	.957 ^a	.915	.904	7292.587	.915	86.205	1	8	.000	1.663

a. Predictors: (Constant), Years
b. Dependent Variable: 1 bedroom flat

Table 6 revealed that rental value of one bedroom flat showed a strong relationship with the years on the notion that rents will appreciate as the year changes and this is expected to continue into a foreseeable future. Thus, the coefficient of determination (r^2) for the multiple regressions of motels was 0.915.

Table 7 Model Summary of Regression Analysis of Motels in National Park, Akamkpa

Model Summary ^b										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change in R Square	F Change	df1	df2	Sig. F Change	Durbin-Watson

											Change
1	.999	.998	.998	6696.901	.998	4621.142	1	8	.000	2.788	
											a
a. Predictors: (Constant), Year											
b. Dependent Variable: Motels											

Table 7 revealed that rental value of motels showed a strong relationship with the years on the premise that rents will appreciate as the year changes and this is expected to continue into a foreseeable future. Thus, the coefficient of determination (r^2) for the multiple regressions of motels was 0.998.

Findings from the analysis showed that there was statistical significant effect of ecotourism development occasion by the developmental changes positively affected the real estate values of residential and commercial properties in the study area. The coefficient of determination (r^2) for simple regression of one-bedroom flat and motels in Obudu Mountain Resort were 0.965 and 0.973, while the coefficient of determination (r^2) for simple regression of one bedroom flat and motel in Afi Mountain Sanctuary were 0.978 and 0.971 respectively. Also, the coefficient of determination (r^2) for simple regression of one-bedroom flat and motel were 0.915 and 0.998. This implied that developmental changes of the ecotourism variables enhanced property value in the study area and this trend will continue into plausible future. It was also observed that there was a noticeable rental pattern as a result of the developmental changes in the ecotourism sites such as consistent upward trend in the number of tourist, population of workers, changes in the recreational facilities and infrastructural development amongst others showed an upward horizontal trend as a result of the developmental changes and this will project into the plausible future. This implies that there will be changes in the rental pattern, thus rent passing on these properties tends to increase due to the influence of ecotourism. These factors range from intrinsic to extrinsic characteristics such as structural characteristics, accessibility, development of standard residential and commercial properties, recreational facilities etc. This finding was supported by Bianca, Maria, and Dionysia (2015) who analyzed the effect of tourism on House price in Italy. The result confirmed by several robustness checks demonstrates that tourism visit positively affects house price in the study area.

Findings from the Model Summary of the Multiple Regression analysis showed that there were significant effects of ecotourism development on the residential and commercial properties values in the selected sites. This conclusion was reached as the respective F-statistics values of ecotourism development effect on residential and commercial properties in Obudu Mountain

Resort, ecotourism effect on residential and commercial properties in Afi Mountain and Wild Life Sanctuary, ecotourism effect on residential and commercial properties in National Park, Akamkpa were 220.994, 289.00, 161.281, 269.500, 86.205 and 4621.142 respectively and their corresponding level of significance were less than 5 per cent. It therefore suffices that ecotourism development had a significant positive effect on real estate values in the study area as this was in variance with the null hypothesis. This finding was in tangent with Li-Yang (2016) who examined the interconnected consequences of tourism development and tourism-related leisure property development and discussed issues and considerations that is pertinent to the management and development of ethnic attractions and the role of real estate in tourism development. The study showed that ecotourism real estate has transformed the town from a traditional neighborhood into diverse real estate landscapes. The research further affirmed that ecotourism as a new economic driver of the community providing opportunities for the creation of real estate business.

5 CONCLUSION AND RECOMMENDATION

This study has identified some of the effect of the ecotourism development on rental values of real estate properties of neighbouring communities. The study specifically examined the effect of ecotourism development on residential and commercial real estate rental values in Cross River State. To achieve the aim of this work, the study adopted the ex-post facto research design. Data were sourced from the registers of the ecotourism sites and data on rental values was collected from the Estate Surveyors and Valuers in the study area. Data sourced were entered into the SPSS statistical software and estimated using various statistical techniques such as the descriptive statistics, multiple regressions and the analysis of variance (ANOVA). Major findings deduced from the analysis showed that there were significant effects of ecotourism development on neighbouring residential and commercial properties rental values in Ecotourism Sites in Cross River State. The study recommend the need by the Government and the property developers through the tourism commission should renovate ecotourism sites, promote the serenity of the sites, invest in routine advertising of the sites and employ capable hands to manage the sites to attract more local tourist and international visit to ecotourism sites toward enhance rental and commercial property values. Similarly, the Government, through the tourism commission should introduce programmes that will promote ecotourism development and the real

sector as this will create more openings in the area, patronage and investment opportunities in the various ecotourism sites in the State. Property investors and the real estate developers should immediately swing into action by developing massive modern residential and hotel buildings, guest houses to cater for the teeming population of tourists and to ensure that residential and commercial properties within ecotourism sites are periodically renovated to sustain property quality so to attract more rental values within ecotourism sites.

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