Students' Satisfaction and Perception on Rented Apartments in Nigeria: Experiment of Lautech Students

Akinyode Babatunde Femi[1]

ARTICLE INFO	ABSTRACT
	The paper focuses on the tertiary institutions students' perspective on rented apartments in Nigeria using Ladoke Akintola University of Technology (LAUTECH) students in Ogbomoso as experiment. The study aims to evaluate several rented apartments in Ogbomoso based on students' level of satisfaction and perception. The data utilised in the paper was generated through the administration of one thousand and eight hundred questionnaires focusing on the housing rents, evaluation on the housing, the level of students' satisfaction on housing, factors responsible for the high rent of housing and their support on non-residency policy in LAUTECH. Hypothesing the housing rent and housing material as indication of students' satisfaction and perception on housing was made. This aimed at evaluating students' satisfaction and perception on house rent and housing material. Correlation analysis was drawn to further ascertain the significant relationship between the house rent and housing material, between the house rent and students' satisfaction on housing as well as between the housing material and students' satisfaction on housing. Findings show that students' satisfaction on the housing material was moderate while the level of their satisfaction on house rents was very low. The study revealed that there is significant relationship between the house rent, housing materials and the students' satisfaction and perception. Based on the findings, the study suggests that the two owner state governments and the LAUTECH institution management should provide a more conducive housing in a better environment that caters for the needs of students' accommodation.

1.0. Introduction

The importance of housing to a nation and its people cannot be over-emphasised. It has great impact on the welfare and productivity of individual within the society (Abram, 1966). Student housing problem in Nigeria is assuming a greater magnitude especially with the proliferation of schools in all parts of the country and the concomitant upsurge in new student intake (Ohiagbunem, 1984).

Academic productivity is one of the most important components that leads to success especially in tertiary institutions (Shahid et al, 2012) and highly depended upon available facilities and services for the students (Adewumi et al, 2011, Nurul Ulyani et al, 2011). Among the basic facilities which can enhance the academic productivity of students of tertiary institution is decent housing. This creates conducive atmosphere for studying after class work and assignments. Najib et al (2011) and Hassanain (2008) discovered that physical environment that is conducive for students expand their intellectual abilities and also help to achieve social cohesion and responsible citizenship. Shahid et al (2012) supported this view and noted in their study that contribution of sustainable housing facilities on campus should be given adequate consideration if students' performance would be improved in our tertiary institution.

At present the federal government policy on non-residency institution is preventing Ladoke Akintola University of Technology (LAUTECH) in Ogbomoso from making provision for decent housing facilities for its students. The provision of housing has being left into the hand of private investor whose aim is towards profit making without taking into consideration the decency of the housing and conveniences of the

[1] Department of Urban and Regional Planning, Faculty of Built Environment (Falkuti Alam Bina), Universiti Teknologi Malaysia (UTM), 81310 UTM, Skudai, Johor Bahru, Malaysia. E-mail: femladakinyode@gmail.com

occupiers. It is on this basis, this study aimed at evaluating students' perception and satisfaction on the housing provision within the town. Understanding the level of students' satisfaction and their perception on rented apartment will assist the two owned state governments and university management to ascertain whether to uphold the federal government policy on non-residency in their system or looking for the way forward in making provision for adequate and decent housing for the students in order to enhance their academic productivity.

2.0.   Ladoke Akintola University of Technology (Lautech) and The Housing Policy

Ogbomoso situates in Oyo state at the middle of south west Geo-political zone of Nigeria. Ogbomoso is at a distance of 53km south west of Osogbo, the capital of Osun state; 37km south of Ilorin, capital of Kwara state and 53km North East of Oyo town. Ogbomoso occupies the approximate location of 8° 7' and 10° 3' North of the Equator and 4° 15' and 5° 34' East of prime meridian.

The struggle to establish the Oyo state University of Technology now LAUTECH has come a long way when the then Oyo state Government discovered that, thousands of its secondary school leavers do not have access to university education. On the basis of this fact, the idea of establishing a state university- Ladoke Akintola University of Technology, Ogbomoso began in 1987. Several committees were set up on the viability of Oyo state university. On the basis of recommendation of these committees, Colonel Oresanya, the then military Governor signed the Edit establishing the university on 23rd April, 1990. He also announced the appointment of Professor Olusegun Ladimeji Oke, a distinguished chemist and a fellow of Academy of Science (FAS) as the first Vice-Chancellor on 2nd May, 1990.

The university started with four faculties namely, the faculties of Pure and Applied Sciences, Engineering and Technology, Environmental Sciences and faculty of Agricultural Sciences in October, 1990. The first academic session began on 19th October, 1990 with a total number of four hundred and thirty-six (436) students offered admission to various courses in the four faculties. As the number of students continues to increase, the size of institution's land coverage continue to expand in terms of physical development and growth. The site covers a total land area of 9,880.711 hectares.

In recognition of the accommodation problems in Nigerian higher institutions of learning, the Federal Government in the second republic under the leadership of Alhaji Sheu Shagari proposed to embark on off-campus accommodation project. In his 1980 budget, the President state inter-allia:

> *"....One of the policy commitments of this administration to which priority is accorded is the building of thousands of housing units as a means of improving the living standard of the people and alleviating the high rents paid by tenants in urban areas. In pursuance of this policy, my administration will, in co-operation with the state governments, evolve a scheme to provide off-campus accommodation for students by establishing satellite villages near existing universities where low cost houses will be erected for rental to students at very low rates...."*

Towards achieving this goal, the Federal government gave directive to all Nigerian Universities to acquire 200 hectares of land each and plan to construct 200 low cost housing units on each of the site. With this, all in-campus accommodation programs stopped. While the realisation of the off-campus housing program was still on the planning stage in most Universities, the state of the economy became worsen and the military took over the administration of the government. Direct constructions of houses were stopped and the hope of solving students' accommodation became threatened. Moreover, during the second republic, all the higher institutions established by the state government, especially state controlled by the defunct Unity Party of Nigeria (UPN) were non-residential, the argument of UPN was that large amount of money that could have been used to provide students' accommodation would be used to provide other educational services in the institution. Some of these institutions are Ondo state University, Lagos state University (LASU), Oyo state University of Technology (now LAUTECH), Bendel state University (BENSU), Ogun state University (OSU), Lagos state college of science and Technology (now Lagos state Polytechnic) and Ogun state Polytechnic (now M.K.O. Abiola Polytechnic) to mention but a few.

The coming in of the military government finally stopped the construction of off-campus accommodation but still retained the principle of off-campus accommodation, especially for newly established ones. Since

then, the magnitude of the housing problem in Nigerian higher institutions has become worsened with particular reference to LAUTECH.

3.0. Review of Relevant Literatures

The importance of housing to a nation and its people cannot be over-emphasised. It has great impact on the welfare and productivity of individual within the society (Abram, 1966). It has a significant impact on health, social and economic well being of the individual. This is because, standard housing improved comfort and consequently an inestimable influence on individual productive ability. House is an institution not just a structure, created for a complex set of purposes as Agbola (2005) described house as the totality of the immediate physical environment, largely man-made in which families live, grow and decline. As a unit of environment, housing has a profound influence on the health, efficiency, social behaviour, satisfaction, productivity and general welfare of the individual and community. Housing encompasses all the ancillary services and community facilities which are necessary to human well-beings.

Two measures of the intensity of urban housing demand are house prices and the rate of house price growth. In some cities, housing is in inelastic supply because there is little or no open land and local regulations either restrict development or make it prohibitively expensive or slow. In that case, demand for a location leads to bidding up of the price of land in order to equilibrate housing demand with the available supply (Todd, 2007). Indeed, when compares house rent across cities and town, areas that presumably have higher demand because they offer better amenities and fiscal conditions exhibit higher house prices (Roback, 1982).

The determinants of housing affordability include household income and price of housing. Housing cost is a function of the cost of construction (cost of building materials, labour and entrepreneurial skill), cost of land and the cost of neighbourhood facilities (Olatubara, 2007). The prevailing housing problems in Nigeria include acute housing shortage, overcrowding and unsanitary living conditions, exorbitant rent relative to income and the exploitative tendency of shylock landlords, the high rate of homelessness especially in the urban areas and the high rate of substandard housing both in the rural and urban areas. (Agbola, 1998).

Despite the importance of students' housing, no literature is available to review on students housing being provided by the private investors. Most studies on housing and students housing focus on students' housing that are provided by the institution management and various other aspects of housing in general provided by both private and public investors. Many scholars and researchers have examined students' accommodation, students' perception and satisfaction on students' hostel on campus and outside campus. These studies include that of Karlins et al, 1979; Kaya and Erkip, 2001; Alkandari, 2007; Bekurs, 2007; Amole, 2009; Cross et al, 2009 and Fetemeh et al, 2010. All these hostel accommodation examined are owned and managed by the institution. However, less attention has been given to students' perception and satisfaction on rented apartment regarded as students hostel owned and managed by the private investors. It is this gap that this study intends to fill.

4.0. Methodology

This is study is based on the qualitative and quantitative methods of data collection. The qualitative aspect of data collection is through observation of the housing situation and the house rent within Ogbomoso to acquaint the researcher with the study area in order to have a general knowledge of housing situation, house rents, the nature and pattern of housing characteristics within the town. Some sampled LAUTECH students and staff as well as some indigenes of Ogbomoso within the town were interviewed. The purpose of the interview was to ascertain the housing situation and house rents before the establishment of the institution. The interview added depth to the researcher's understanding and enables a more comprehensive and coherent explanation of the data analysis findings.

The primary information such as the socio-economic background of the respondents, housing characteristics in terms of housing conditions, house rent, housing material and students' evaluation on housing as well as the problems facing the students on housing were collected through administration of only one set of structured questionnaires among One thousand and eight hundred respondents representing a sample frame of 5% of the entire population of 35775 among 1607 students, 88 junior staff,

51 senior staff and 54 academic staff to cover an appreciable population among students and staff. Priority was given to the students and junior staff in the questionnaires administered because they took the larger percentage of the total population. Secondly it is discovered that both students and junior staff are the most occupants of the rented apartment while majority of the senior and academic staffs have got their own private buildings.

In selecting the particular students to be interviewed, a simple random sampling method was adopted after the number of questionnaire has been shared among the faculties in the institution. The sharing of questionnaires administration within the faculties was on the departmental basis. On other hand, the sharing and administration of questionnaires among each category of staff was based on simple random sampling. The sharing and administration of questionnaires was not based on faculties and departmental basis. This was because the number of staff interviewed was very few in number.

Hypothesing that house rents and housing material would have effect on students' satisfaction and perception on housing. This aimed at finding any significant relationship between housing rents and housing material and students' satisfaction and perception on housing. This will therefore assist in evaluating students' satisfaction and perception on the rented apartment. This will also reveal how to make appropriate policy towards meeting qualitative housing demand among LAUTECH students in Ogbomoso and serve as lesion for other Nigerian tertiary institutions.

The data collected were collated, analysed, interpreted and presented through the use of simple descriptive statistics such as frequency tabulation, graph and findings of percentage. Descriptive method was also used to explain students' satisfaction and perception on the rented apartment. The appropriate solution to solve students' housing was also explained through the descriptive analysis.

5.0. Data Presentation

5.1. Socio-Economics Survey
For the purpose of achieving the overall purpose of determing the qualitative housing demand among the students and their satisfaction, the understanding of their socio-economic background is highly important. This will assist in determining the level of their satisfaction in the housing unit they are presently occupying and the impact of this on the qualitative housing demand among them. The socio-economic characteristics of the respondents considered the sex distribution, age distribution, employment status, marital status and educational attainment. Other indices considered during the survey include the estimated monthly income of the respondents, official status, distance of the resident's residence to the campus. The table 1 reveals that 71.83% of the respondents are male while 28.17% are females. Most of the respondents are single contributing about 79.33% while those that are married and married but single contributes 19.67% and 01.00% respectively as shown in table 1.

Most of the respondents are within the middle age group ranging between 21-30 years old amounting to 69.33%, which is more than half of the total respondents. This possibly explains that a larger population of the respondents of this age group are students. Only 14.67% and 14.00% of the respondents fall between age less than 21 years and 31-40 years respectively while 0.50% and 01.50% of the respondents are in age group 41-50 years and above 50 years respectively as shown in table 1. Majority of the respondents are students. About78.58% of the respondents are students as shown in table 1. This consequently reveals that majority of the students need accommodation within the study area.

Table 1: Sex Distribution of the Respondents

Sex of the Respondents	Number	Percenntage
Male	1293	71.83
Female	507	28.17
Total	1800	100.00
Marital Status Distribution Of The Respondents		
Marital Status	Number	Percenntage
Single	1428	79.33
Married	354	19.67
Married but Single	18	01.00
Widow/Widower	00	00.00
Total	1800	100.00
Age Distribution of the Respondents		
Respondents' Age	Number	Percenntage
Less than 21 Yrs	264	14.67
21-30 Yrs	1248	69.33
31-40 Yrs	252	14.00
41-50 Yrs	09	00.50
Above 50 Yrs	27	01.50
Total	1800	100.00
Private House ownership		
House ownership	Number	Percenntage
Yes	219	12.27
No	1566	87.73
Total	1, 785	100
Official Status of the Respondents		
Official Status	Number	Percenntage
Students	1398	78.58
Junior Staff	162	09.11
Senior Staff/Technical	114	6.41
Academic	105	05.90
Total	1779	100.00

*Difference is constitute by respondents with no response.
Source:- Field Survey, 2012.

The official status of the respondents consequently reflects in the lower proportion of the respondents that have their own private house. Only 12.27% of the total respondents that is equivalent to the total 219 population own private house while 87.73% (1566 population) do not have their private house. The official status of the respondents reflected that students takes the larger percentage which implies that there would be majority of the respondents that are occupying rented apartment. Very few sampled respondents occupied their private building. The survey reveals that majority of the respondents occupying their personal house fall within the academic and senior staffs.

5.2. Distance of Residents to Lautech
The distance of the residents to LAUTECH is defined as the area or location of the residence of the respondents to LAUTECH which is expected to be most easily accessible to where most of the respondents residence. The survey reveals that majority of the respondents resides within the radius of less than 500 metres away from LAUTECH as shown in the table 2. 47.83% of the respondents fall within those people that resides less than 500 metres away from LAUTECH. This resulted from the fact that majority of the students prefer to reside very close to the institution with the aim of reducing the cost of transportation and moreso to get to their various lecture hall without any delay. This is followed by those residing within the range between 501 and 1,000 metres from the institution which amount to the 17.50% of the total respondents. Only 78 respondents resides between the range of 4,001 and 5,000 metres away from the institution as shown in the table 2.

5.3. Age of Building

The survey carried out tried to find out from the respondents what they thought could be the estimated age of the building they are occupying. Only those who know the history of the building they are residing were able to give reasonable answers while majority tried to guess what could be the estimated age of the building. But since majority of the respondents claimed to have known the age either by estimation or guess, it is likely that the average age for the building will be representative enough. Based on the respondents estimation of the building age, about 30. 66% which amount to 552 buildings were built within 21 to 30 years while 567 buildings were built above 40 years as reflected in table 2.

5.4. Types of Building

In this study, seven classification systems were adopted as shown in the table 2. Hostel for student predominated among the sampled respondents by accounting for 70.57% of the sampled survey which amount to1266. These were heavily concentrated and occupied by the students. The next commonest type of building was the bungalow/boy's quarters which take 20.73% equivalent to 372. The occupation of the flat was also common among the senior staff of the institution. This is accounted for 99 that is, 5.52% of the total respondents.

5.5. Materials for Building Construction

Different building materials have varying structural properties ascribed to it. The materials used in the construction of a dwelling can also be used as a measure of the social status, not only of the owner, but also the occupants. The survey reveals that 75.84% of the buildings occupied by the respondents were constructed of blocks followed by 13.09% constructed of mud which is 234 in number. Other buildings constructed of other materials are shown in the table 3.

Table 2: Respondent's Location of Residents to Lautech

Location (in Metres)	Number	Percenntage
Less Than 500	861	47.83
501 – 1,000	315	17.50
1,001 – 2,000	213	11.83
2,001 – 3,000	42	2.34
3,001 – 4,000	117	6.50
4,001 – 5,000	78	4.33
Above 5,000	174	9.67
Total	1800	100.00
Age of the Building Distribution		
Age	Number	Percenntage
1 – 10	63	03.50
11 – 20	192	10.67
21 – 30	552	30.66
31 – 40	426	23.67
Above 40	567	31.50
Total	1800	100.00
Building Type Distribution		
Building Type	Number	Percenntage
Compound House	12	0.67
Bungalow/Boy's Quarters	372	20.73
Flat	99	5.52
Duplex	3	0.17
Hostel	1266	70.57
Storey Building	27	1.50
Roomy House	15	0.84
Total	1794	100.00

*Difference is constitute by respondents with no response.
Source:- Field Survey, 2012.

5.6. Amount of Rent Paid

Having identified some various characteristics of housing such as Age of building, building type, materials for the building construction and so on, it is now appropriate to find out how much was being paid, charged or likely to be charged in the case of owner occupiers. Since there are different categories of renters with varying space requirements, it is logical to expect that the amount paid will be a reflection of their space preferences and ability to pay. Considering the fact that there are different types of buildings in existence within Ogbomoso, therefore, in structuring the responses, a range of values were specified and respondents were required to indicate which class of values best represented the rent they paid. The table 3 reveals the rent paid per flat and per room. As shown in the table, the highest rent per flat is between N121, 000.00 and N150, 000.00 which is 38.89% of the total sampled survey while the least rent paid is between N201, 000.00 and N250, 000.00 which is 1.01%. The rent between N41, 000.00 and N60, 000.00 is the highest rent paid per room while N81, 000.00 and above is the least rent paid annually per room as shown as shown in table 3.

5.7. Rent Subsidy Received or Not

The study went a little further to determine those who received rent subsidy among the respondents. As shown in the table 4, 39.50% of the respondents received rent supplement while the remaining 60.50% did not. When compared this with the number of respondents, it appears that they are directly correlates to one another. It is highly likely that those that are receiving subsidy are only limited to the LAUTECH staff.

5.8. Reasons for High Rent

Six precoded answers were suggested and respondents would choose any that best represented their perception. This is displayed in table 4. Short supply of housing topped the list which account for 816 respondents which is equivalent to 45.79% of the total respondents. This reveals that the housing demand exceed the housing supply. This is followed by the landlord's decision which is 330 respondents and equivalent to 18.52% of the total respondents. These two factors are the major factors responsible for the high rent of building within Ogbomoso.

Table 3: Materials for Housing Construction

Materials	Number	Percenntage
Blocks	1356	75.84
Mud	234	13.09
Bricks	138	7.72
Stone	60	3.35
Total	1788	100.00
Estimated Annual Rent Per Flat		
Annual Rent	Number	Percenntage
Below N30,000.00	63	3.54
N31,000.00-N50,000.00	30	1.68
N51,000.00-N70,000.00	69	3.87
N71,000.00-N90,000.00	90	5.05
N91,000.00-N120,000.00	255	14.31
N121,000.00-N150,000.00	693	38.89
N151,000.00-N180,000.00	402	22.56
N181,000.00-N200,000.00	162	9.09
N201,000.00-N250,000.00	18	1.01
Above N250,000.00	00	00.00
Total	1782	100.00
Estimated Annual Rent Per Room		
Annual Rent	Number	Percenntage
Below N20,000.00	153	8.53
N21,000.00-N40,000.00	219	12.21
N41,000.00-N60,000.00	984	54.85
N61,000.00-N80,000.00	312	17.39
N81,000.00 & Above	126	7.02
Total	1794	100.00

*Difference is constitute by respondents with no response.
Source:- Field Survey, 2012.

5.9. Valuation of Rent

In addition to the responses of the respondents as regards the reason for the high house rent, the study went on to ascertain the valuation of rent in accordance to the perception of the respondents. The study reveals that majority of the respondents evaluated the house rent to be very high. 1023 respondents evaluated the house rent to very high which is equivalent to 57.41% of the respondents as shown in the table 4.

Table 4: Rent Subsidy of the Respondents

Rent Subsidy	Number	Percenntage
Yes	711	39.50
No	1089	60.50
Total	1800	100.00
Reasons for High House Rent		
Factors/Reasons	Number	Percenntage
Short Supply	816	45.79
Income Increase	114	6.40
High Income Area	00	00.00
Strategically Location	267	14.98
Inflation	255	14.31
Landlord's Decision	330	18.52
Total	1782	100.00
Evaluation of House Rent		
Evaluation Rate	Number	Percenntage
Low	66	3.70
Medium	474	26.60
High	219	12.29
Very High	1023	57.41
Total	1782	100.00
Level of Satisfaction on Housing		
Level	Number	Percenntage
Very Low	402	22.56
Low	384	21.55
Moderate	582	32.66
High	213	11.95
Very High	201	11.28
Total	1782	100.00

*Difference is constitute by respondents with no response.
Source:- Field Survey, 2012.

5.10. Level of Satisfaction with the Housing Occupied

Given the foregoing discussion, it is of interest to find out the level of satisfaction respondents derived from living in the house at the time of the survey. The general impression given as shown in table 4 is that most respondents were satisfied moderately followed by those that are very low satisfied. This accounted for 32.66% and 22.56% respectively. Compared this table with table 5 reveals that majority of the respondents were not satisfied because of the high rent of the house and this accounted for 58.00% of the total respondents.

Apart from the fact that there is high rent on the building, the study also reveals that the majority of the buildings lack some basic infrastructural facilities and where the facilities are available, they are not as functional as expected. Lack of facilities as the reason for non-satisfied with the building amounted to 28.17% of the total respondents.

5.11. Support for Non-Residency Housing Policy:-

The study went a little further to sample the opinion of the respondents who are in support of non-residency housing policy. As shown in table 5, 38.55% of the respondents which amount to 687 support the idea of non-residency while 61.45% of the respondents did not support the non-residency.

Table 5: Reasons for Non-Satisfaction on Housing

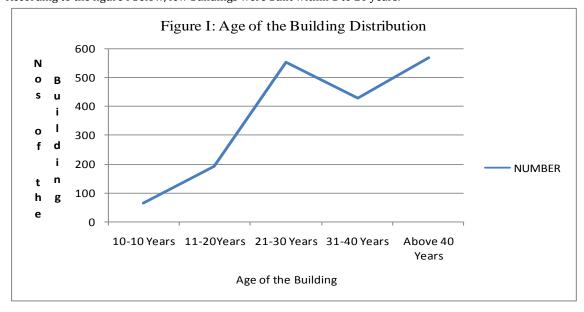| Reasons	Number	Percenntage
Security	162	9.00
Lack Of Facilities	507	28.17
High Rent	1044	58.00
Distance	87	4.83
Total	1800	100.00
Support for Non-Residency Housing Policy		
Decision	Number	Percenntage
Yes	687	38.55
No	1095	61.45
Total	1782	100.00

*Difference is constitute by respondents with no response.
Source:- Field Survey, 2012.

6.0. Discussion

The marital status, age and the official status of the respondents confirm that larger population of the respondents is students. The implication of this is that majority of the respondents would need accommodation and because they could not have their personal building, they will resolve in occupying rented apartment. They also prefer to reside very close to the institution with the aim of reducing the cost of transportation based on their socio-economic status and moreover to get to their various lectures hall on time without any delay. The minority of the respondents that have their own personal house fall within the academics and senior staff of the institution.

Based on the data collected on the age of building, the data revealed that the majority of the buildings were built over twenty years ago while only few buildings were built within twenty years. As the students within the town are increasing, there are no adequate new buildings for them to occupy. In alternative, they have to occupy the old buildings. Under normal circumstances, the older a building, the physical structure is being deteriorated. However, the qualities of the building will depend upon some numbers of other factors. These include the income of the owner, available facilities wthin the building, conformity with physical planning regulations and the like. All of these will exert some influence on the house rent within the study area. According to the figure I below, few buildings were built within 1 to 20 years.

Figure I: Age of the Building Distribution

Source: Authors' Survey Compilation, 2012.

It is natural process of attrition that housing depreciates with age and its structure weakens, unless it is constantly maintained. It may be argued that the age of a dwelling unit reduces its productivity in terms of services rendered, other things being equal. The effect of age on the value of building and its consequent rental charges is not a straight line progression. Nevertheless, it is an important factor in determining the rental value of a dwelling. However, population pressure on the available rental apartment units may lead to a price increase in the absence of rent control. The results of the survey according to the figure I above indicate that most buildings could be described as relatively old. The rental charges therefore depend on the maintenance, the general environmental setting and the population of the LAUTECH staff and students which determines the housing demand within Ogbomoso.

The type of building occupied by an individual is at the root of the housing paradox in a market oriented economy, the type Ogbomoso is striving to build. As myriads of households in Ogbomoso struggle to find a roof to give minimal shelter, a few ones live in highly serviced and well planned residential areas, occupying more space than they require. The basic issues of differentials in ability to compete for space and shelter, is an unresolved problem. Consideration should be given to the fact that housing provides more than space and shelter. It is often used by others to judge people by the external conditions of the locality and to classify others by their address. Each building type has its own specific value attached to it. Majority of the students are living in hostel being provided by private investors which is mainly for profit making around the institution area. It is realised that majority of those responded to be occupying houses constructed with mud are the native of Ogbomoso and mostly the students and the junior staff of the institution.

As a result of high rate of urbanisation in most of our urban cities in Nigeria, it is always difficult to get accommodation easily which consequently leads to high rate of house rent. This study assumed the same situation when this study was carried out. It is therefore logical to ask the respondents reasons for the high rent in Ogbomoso. The assumption is that the more difficult it is to get house, the higher the likelihood of prices being exorbitant. It was felt that answers to this question will provide some insights into the reasons why house rent in Ogbomoso have been high.

This reveals that even if the house was available, owners were not willing to give it out at a cheaper rate. Since there is no legislation controlling the house rent coupled with non-residency policy of the institution, the resultant effect is that house rent will continue to increase. Likewise the time taken to get a unit of house completed and be available in the housing stock is a long term process. These are likely to affect the house rent, one way or the other. However, since there were no reliable institutions, where data on the house rent before the establishment of LAUTECH could be obtained in as comprehensive a manner as possible, the study resorted to asking the respondents what the house rent on which they are occupying at present or at the time of survey may be prior to the establishment of LAUTECH. The question and study pre-supposed that they would be knowledgeable concerning the issue in their respective locations. The responses show that the house rent was cheaper to the extent that 3 to 4 bedrooms flat did not cost more than between N1, 200.00 and N3, 600.00 only per flat while there is nobody that tends to occupy a room in a Brazilian type of building. These responses confirm the belief that the house rent has skyrocketed. The house rent within Ogbomoso has really appreciated greatly within the last twenty years of the establishment of the tertiary institution. Apart from the fact that there is high rent on the building, the study also reveals that the majority of the buildings lack some basic infrastructural facilities and where the facilities are available, they are not as functional as expected.

The majority of the respondents that did not support the non-residency policy are majorly the students and few staff that are not native of Ogbomoso. The reasons given for not supporting non-residency policy in the institution was the high rent of the house while those supporting the non-residency policy in the institution were of the opinion that this will reduce riot or student unrest on campus considering the fact that it is hardly to satisfy students when it comes to the issues of making provision of all their needs. The survey conducted reveals that there is no government intervention on housing supply in Ogbomoso that can be of benefit to the intake students of the institution since its inception. Housing provision is left to the private investors, developers and business people whose main goal is profit oriented.

To further ascertain the relationship between the house rent and housing material as they relate to the students' satisfaction and perception within the city, the correlation analysis was drawn. The house rent and the housing material revealed a significant negative relationship with correlation co-efficient 0.66, and R^2_{adj} value of 0.43, the house rent and the students' satisfaction revealed a significant negative relationship with

correlation co-efficient 0.79, and R^2_{adj} value of 0.63 while the housing material and the students' satisfaction revealed very weak positive relationship with correlation co-efficient 0.08, and R^2_{adj} value of 0.01 at a significance level of 5%. This suggested that there is a significant relationship between the house rent and housing material, between the house rent and students' satisfaction and also between the housing materials and students' satisfaction.

7.0. Findings

7.1. Absence of Rent Control: - Absence of rent control to check private housing investors has led to an increase in house rents which resulted from population pressure on the available rental housing units. If there is no policy to control the house rent, the survey reveals that the house rent will keep on increasing. The physical and environmental condition of most houses within the town do not commensurate with the rental charges. Lack of legislation control on house rent does not encourage house owners to be willing to give out their house at a cheaper rate.

7.2. Difficulty in Getting Accommodation: - As a result of high rate of urbanisation in the town, it is difficult to get accommodation easily which has consequently leads to high rate of house rent.

7.3. Non-Residency Policy of the Institution: - The resultant effect of this policy is continuous increase in house rent. Besides this, the time taken to get a unit of house completed and be made available in the housing stock is a long term process coupled with its capital intensiveness are likely to affect the house rent, one way or the other. Students' perception and non-satisfaction on the rented house are based on the high rent of the house and material used for the construction. Other factors include lack of some basic infrastructural facilities within the house and non-functional facilities where the facilities are available.

8.0. Conclusion and Recommendation

The establishment of LAUTECH with ever increasing number of student in-take without a corresponding increase in the provision of housing units in Ogbomoso have aggravated the housing problems within the town. Among these problems is non-satisfaction of students on the rented house in term of the housing condition, house rents and housing material. The foregoing discussion has considered a wide range of variables and their effects on students' satisfaction on rented apartment in Ogbomoso. The information obtained directly from the respondents must make important factors influencing the evaluation of students' satisfaction and perception on rented apartment. Students' satisfaction on the apartment generally was moderate while the level of their satisfaction on house rents was very low. Ogbomoso town with many students of different socio-economic status needs adequate provision of qualitative housing unit for students of varying socio-economic background in order to enhance their educational productivity.

The non-residency policy of institution needs to be reversed. The house rent is becoming out of reach of the students in spite of the physical characteristics of the houses that are not satisfactory. There is need to adopt a strategy for housing delivery at affordable prices to students. If the federal government policy on non-residential institution can be reviewed and there is an effective program in making adequate and qualitative housing provision for the students, most of the problems leading to non-satisfactory of students on the rented apartment they are occupying would be reduced or eliminated. The LAUTECH management should respond to the housing problems confronting the students. This will make the private investors on housing to be more conscious of the quality of housing they are providing in the market. The problem of high house rent can also be solved through the intervention of the government by introducing rent control. Government and LAUTECH management intervention in making provision for qualitative, cheap and decent housing for the tertiary institution students will enhance students' productivity.

References

Abram, C (1966): "Mens struggle for shelter in urbanising world". Housing in the modern world. Faber and Faber Ltd, London.

Adewumi Y., Omirin M., and Famuyiwa, F. (2011): Post-occupancy evaluation of post graduate hostel facilities. *Facilities,* Vol.29, no.3, pp.149-168.

Agbola Tunde (1998): "The Housing of Nigerians: A Review of Policy Development and Implementation", DPC, Ibadan.

Agbola and Oladoja (2004): "Philosophy and Theory of Urban and Regional" in

Agbola Tunde (ed) "Reading in Urban and Regional Planning", Ibadan, Macmillan, Nigeria, pp.1-30.

Agbola Tunde. (2005): "The Housing Debacle" Inaugural Lecture delivered at the University of Ibadan, Nigeria, August, 2005.

Agbola Tunde and Kassim Faith (2007): "Conceptual and theoretical issues in Housing" in Tunde Agbola, Layi Egunjobi and C.O. Olatubara (eds.) "Housing Development and Management. A book of readings", Department of Urban and Regional Planning, Faculty of Social sciences, University of Ibadan, Nigeria. PP.15-69.

Alkandari, N. (2007): Students' Perceptions of the Residence Hall Living Environment at Kwait University. *College Student Journal,* Vol.41, No.2, pp.327-335.

Amole, D. (2009): Residential satisfaction in Students' Housing. *Journal of environmental Psychology,* Vol.29, pp.76-85.

Beever, R. (1999): The Challenge of Challenging Housing Markets: A New Approach. Leeds, Northern Housing Consortium and Housing Corporation.

Bekurs, G. (2007): Outstanding student housing in American community colleges: Problems and prospects. *Community college journal of Research and practice,* Vol.31, pp.621-636.

Cross, J.E., Zimmerman, D., and O'Grady, M.A. (2009): Residence Hall Room Type and Alcohol Use among College Students Living on Campus. Environment and Behaviour, Vol.41, No.4.

Fetemeh, K., Nadia, A., Ahmad S.H., and Zahra K. (2010): The Factors Predicting Students' Satisfaction with University Hostels, Case study, University of Sains Malasia. Asian Culture and History,. Vol.2, No.2.

Hassanain, M. A. (2008). On the performance evaluation of sustainable student housing facilities. *Journal of Facilities Management , Vol. 6,* No.3, pp.212-225.

Karlin, R.A., Rosen, L.S., and Epstein, Y.M. (1979): Three Into two Doesn't Go: A Follow up on the Effects of overcrowded Dormitory Rooms. *Personality and Social Psychology Bulletin*, Vol. 5, No.3, pp.391-395.

Kaya, N. and Erkip, F. (20010: Satisfaction in a Dormitory Building: The Effects of Floor on the Perception of Room size and Crowding. *Environmental and Behaviour*; Vol. 33, No.1, pp.33-53.

Mandelker, D.R and Montgomery, R. (1973): "Housing in America: Problems and Perspectives", New York; The Bobbs-Marmiko Inc.

Najib, N.M./ Yusaf, N., and Abidin, N.Z (2011): Student residential satisfaction in research universities. *Journal of Facilities Management,* Vol.9, No.3, PP.200-212.

Nurul 'Ulyani, M.N., Nor A.Y., and Nazirah Z.A. (2011): Practice Briefing students residential satisfaction in research universities. *Journal of Facilities management,* Vol.9, No.3. pp.200-212.

Ohiagbunem, E.I (1984): "Student Housing in Nigeria: an Alternative strategy" Unpblished seminar paper, department of Town and Regional Planning, Ogun state Polytechnic, Abeokuta.

Olatubara, C.O. (2007): "Fundamentals of Housing" in Tunde Agbola, Layi Egunjobi and Olatubara, C.O. (eds.): "Housing Development and Management: A Book of Readings", Department of Urban and Regional Planning, Faculty of Social Science, University of Ibadan, Nigeria. Pp.70-106.

Roback, J. (1982): "Wages, Rents and the quality of life". *Journal of political Economy.* Vol. 90, pp 1257-1278.

Shahid Bashir, Irshad Hussain Sarki and Juhari Samidi (2012) Students' Perception on the Service Quality of Malaysia Universities' Hostel Accommodation. *International Journal of Business and Social science.* Vol.3, No.15, pp.213-222.

Todd Sinai (2007): "Urban Housing Demand, prepared for the new Palgrave Dictionary of Economics", University of Pennsylvania (Wharton) and NBER, Edited version.