

# The Analysis of The Factors Influencing Students' Choice of Accommodation in Federal University of Technology Minna, Niger State.

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***Abstract-*** *With the rate at which the population of tertiary institutions is growing, a commensurate increase in accommodation challenges faced by students is an inevitable occurrence, causing majority of them to seek alternative accommodation. The purpose of this study therefore, was to assess the factors influencing student's choice of accommodation and to recommend a model of accommodation for the students; with FUT Minna as the case study. Data was obtained through questionnaire from 500 students using simple random sampling and analysed using descriptive statistics and factor analysis techniques. The results revealed that, there has be a steady growth in the undergraduate student population, it also revealed that, water, electricity, privacy, proximity to school, security and un-kept hostel environment are predominant factors that influence the choice of students' accommodation with all having a mean score and RII value greater than 3.0 and 0.7 respectively, finally it revealed that the basic facilities that the students desire around an accommodation are Wi-Fi, standby Generator, Shops, and ATM services available and averagely efficient with a mean score above 3.00 . Thus, in conclusion it can be said that these predominant factors are strongly influenced by the type of accommodation available and the facilities in the study area. The research recommended full participation of the Government, private sector and the University management towards the provision and management of student's accommodation facilities.*

***Indexed Terms-*** *Housing, Student Accommodation, Facilities, Hostel, Campus, University*

## I. INTRODUCTION

### 1.1 BACKGROUND OF THE STUDY

Housing's scope covers all parts of every human being life. It mainly includes physical defence from unexpected dangers that can typically be linked to shelter, but also provides the environment for most of the essential processes of biology and culture needed for sustenance of life that enable good growth and mental improvement. In all, housing as an environmental unit has a profound impact on the community's health, social behavior, satisfaction, and overall well-being. It reflects as the best physical and historical evidence, the cultural, social and economic values of society of any country's civilization (Aluko, 2009). Housing is seen throughout the world as one of life's basic necessities, a major survival requirement for man, and a place where food, shelter, comfort, protection and dignity are. It can be described as residential structures in which people live and grow. Housing is a natural response of man towards his legitimate desire for a good living environment that is conducive and safe. Student lodging is always a concern with the continuous rise in the number of students as a result of the growing competition over the years for the university education. It is recognized that student housing is not only a place to live, it is an organization in which undergraduates are participants and players; this view shows that the housing of students is an important part of tertiary educational infrastructure built as a strong and cordial relationship between living and learning. Providing the student's basic infrastructure facilities is important for student housing. Such facilities include bathrooms, water, electricity, room readily available, canteen, butter, kitchenette and a recreational places providing these facilities in good working order is not always readily available. The fact that these facilities in a relatively common condition is inaccessible or in a not good state.

It is important to note that student hostels not only need to be sufficiently equipped in relation to a university's student population, but they also need to be capable of meeting their needs if it is to appropriate the best. Student accommodation availability makes it possible for tertiary institutions to draw large numbers of students of diverse nationalities and backgrounds to pursue tertiary studies. Boluwatife and Kolawole (2016). Onclin (2014) indicated that "the presence of higher educational institutions in housing is not only useful in pulling students; this will also have an effect on student performance, student memory rates and satisfaction of students." Nimako and Bondinuba (2013) also revealed housing as a very pivotal factor in improving the living and learning of tertiary students and suggested that sufficient lodging provisions be made available for students in order for them to use their educational opportunities. Higher educational institutions are responsible for providing adequate lodging for students who are actively admitted to pursue different study programs. Housing provisions are made available by the government for government institutions. In recent times, due to the increase in the demand for tertiary education, governments in most countries are not able to provide sufficient accommodation for tertiary education students (Sharma, 2012). Therefore, other educational actors had to support government efforts, either in cooperation with the state or by providing private accommodation for tertiary students on or off campus (Center for Global Education, 2002; Department of Education and Skills, 2003). Selection of student is typically affected by the variety and lack of accommodation at both Federal University of Technology, Minna campuses and around them. Though recent effort has been made by the University to build new hostels through Public and Private Partnership and steps have been taken to renovate the existing hostels. These steps seem to have not affected the choice pattern of most students of the University.

### 1.2 STATEMENT OF PROBLEM

Students are faced with the dilemma of choice of accommodation while they get admission to study in a tertiary university. This is often caused by the variety of options that are available to them; these options are the hostels, off campus lodges, houses (personal, relatives, and family friends). The challenge stems from different factors, such as; poor management and

maintenance of existing hostel facilities, insufficient provision of hostels, ever increasing development of off-campus accommodations etc. The unprecedented increase of applicants each year for admission at the tertiary level in Nigeria is the cause of the massive development of new institutions, including universities owned by private sectors. Currently, almost all of the 36 states and Abuja (the Federal Capital Territory) have a higher learning tertiary institution. Given these positive developments, established institutions are required add the number of new intakes without a proportionate expansion of facilities, including residential halls. It is therefore suspected that hostel accommodation in Nigerian tertiary institutions has not provided the requisite attention and this has presented challenges to the host communities of the universities. (Kolawole et.al 2016) identified that the provision of student lodging includes three non-residential models (which do not provide on-campus accommodation, e.g. Lagos State University); residential (meaning the students are living on-campus accommodation, e.g. Covenant University) and dual-residential models (students reside on and off-campus, e.g. Obafemi Awolowo University). Because of the Federal Government of Nigeria's insufficient subsidy, the Federal University of Technology Minna adopts dual-residential building that is intended to provide a conducive educational environment to help the learning process.

At Minna Federal University of Technology, there are a lot of students in each session to decide where to stay. The university operates on student housing, both residential and non-residential. In the course of this study, the reason for their choice will be examined. This study therefore analyzes the choice of accommodation for students at Federal Technology University, Minna.

### 1.3 JUSTIFICATION OF THE STUDY

The outcome of the work will be an eye opener for university management, its employees, students, authorities and the entire public at large; on matters related to the selection of lodges for students at Minna Federal University of Technology.

This research will greatly benefit the university authority as the results of this study will aid them to understand the diverse factors responsible for the

selection of housing for the students at and around the school.

Students will benefit from the research, as the results and recommendations of the study will contribute to the development of strategies to help develop an accommodation for them; to study comfortably and to live healthy in the university.

The study would help the general public with the information on the average FUT Minna student choice of accommodation, especially the private investors or those willing to join the government in terms of Public-Private Partnership on the types of accommodation that is needed by students of Federal University of Technology; Minna.

Finally, this study would be an aid for further referencing and guide for other researchers who are willing to carry out further research on this field.

#### 1.4 AIM AND OBJECTIVES

##### AIM

The goal of this study is to analyse the choice of students' accommodation in FUT Minna with a view to studying their reasons and recommending a prototype model of accommodation suitable for student of Federal university of Technology, Minna needs.

##### OBJECTIVES OF THE STUDY

In order to achieve the aim of the study, these objectives are to be followed;

1. To examine the typologies of accommodations available to students.
2. To study the effect of the available accommodations on students' performance.
3. To assess the factors responsible for students' choice of the existing accommodation type.
4. To identify an alternative accommodation model suitable for student of FUT Minna.

#### 1.5 RESEARCH QUESTIONS

1. What are the typologies of accommodations available to students?
2. What are the effect of the available accommodations on students' performance?
3. What are the factors responsible for students' choice of the existing accommodation type?

4. What type alternative accommodation model suitable for student of FUT Minna?

#### 1.6 SCOPE OF THE STUDY

This academic research on the choice of students' accommodation in Federal university of Technology, Minna; will cover both Gidan Kwano and Bosso campus. The study would focus on 2018/2019 session. It will focus on the choice of students' accommodation in order to determine the factors that affect their choice and also proffer a prototype accommodation that the Federal University of Technology student would prefer.

#### 1.7 SIGNIFICANCE OF THE STUDY

This study would provide the university management an opportunity to improve in the provision of quality and adequate hostels accommodation as it aims at assessing the factors responsible for their choice with a view to weighing them in order to find out an assumed prototype model that an average FUT Minna student need. This will help in the universities plan for future accommodation provision and better still to advice potential investors on the type of accommodation that an average student of the school needs so as to avoid paucity of students in order to recoup returns on investment. Students are not that desperate for any kind of accommodation there is a type befitting and conducive to them and they will go for it if they find one; they are sometimes left with no choice but to go for the available one, hence the comfort aspect of a house is not being achieved. So the significance of this research is to get an undertone idea of how most students in the university desire their accommodation to look like if given the opportunity to propose one. Though choice is individualistic in nature the summation of all choice can bring about a product that all the target market would go for because all their desire has been taken into consideration. Thus the need for such a study to be done in the Federal University of Technology, Minna. Seeing that most of its students are living across the state's capital to access education on both campuses. Though the limitation of insufficient hostel on the campuses is glaring but the choice of students of the university is quite unique. Thus, the need for the study to analyse the choice of students of Federal university of Technology, Minna.

1.8 LIMITATION OF THE STUDY

The researcher is experienced these shortcomings during the entire research process; which are:

1. The administration of questionnaire was a challenge as most students are known to be impatient.
2. Some data on the questionnaires retrieved were carelessly filled and this would pose a challenge in extracting the data.
3. The retrieval of the complete questionnaire was not possible as most students may carelessly misplace them.
4. Collection and processing of data from secondary sources took long time; which had an effect on the entire work.

1.9.0 DESCRIPTION OF THE STUDY AREA.

Minna is a town in the Nigerian state of Nigeria. It is the capital of the state of Niger with a population estimated at 304,113 in 2006. Minna is situated at 243 m above sea level on latitude 9°03'11.44" North and longitude 6°03'28.8656" East. It covers an area of 76,363 km and is the biggest city in the state of Niger having a total population of 291,905 people. Minna humid zone is expected to have a mean annual rainfall of 1284 mm and a dry season period of approximately six months. The Nupes and Gbagis (Anon 2015) are the two major ethnic groups in the region. Minna houses a Federal Technology University located in a small local place called Gidan Kwano, which is the main campus. The university's temporary campus is located in Bosso; another minna place. Bosso is a place in the state of Minna Niger, Nigeria. Having a latitude of 9°03'12" North and 6°03'058" longitude East covers a land of 1,529 km square and having an entire population of approximately 14,349 people based on the 2006 National Population Census. It also covers a region of local government in the state of Niger. Gidan kwano is a small town in the state of Minna Niger, Nigeria. It houses the Federal Technology University Minna's main campus and its 25-minute drive from the temporary campus (Anon, 2015)

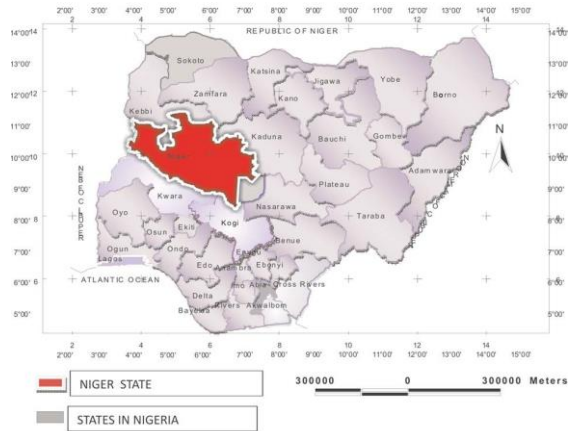


Fig 1.1 Map of Nigeria showing Niger state  
Source: Google 2019

1.9.1 LOCATIONAL CHARACTERISTICS OF THE STUDY AREA

Minna is positioned having a latitude 9°03'11.44" north and longitude 6°03'28.8656" east. The city is connected to some neighboring cities like Abuja, Kano, Ibadan, Lagos etc. Abuja is linked by road and is 150 km away. Kano is also linked by rail in the north meanwhile Ibadan and Lagos are well linked by rail in the south a border to Ilorin (Anon, 2013).

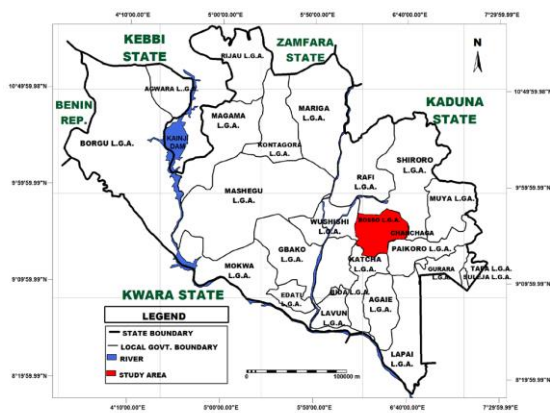


Fig 1.2 Map of Niger state showing Bosso Local Government Area.  
Source: Google 2019

1.9.2 HISTORICAL DEVELOPMENT OF THE STUDY AREA.

The root of Minna as found out by archaeologist, dated back to about 37,000- 47,000 years ago. At that time, minna was a railway town having two major roads slicing across the area.

Over time, various people with diverse social and cultural backgrounds began moving into the region there by causing the city to its present state an increasing rate of developmental growth. The Gbagi, Nupe, Bassange, Adara, and Hausa are among the tribes in the area. The Gbagis and Nupe are the dominant tribes. Minna was dominated by the Muslim culture which came across the ancient Saharan trade routes to the city. Christianity came out later. Minna is a very beautiful modern design system at the moment. This consists of sub-areas including, among others, Bosso, Agwan Daji, Limawa, Maikunkele, Tudun Fulani, Chanchaga, Tunga, Kpakungu, Soje, Barkin Sale, Gidan Kwano, and Gidan Mangoro. The city houses one of Nigeria's best universities (Federal Technology University, Minna) and also home to one of the Nigerian government's leading dignitaries; Abdusalami Abubakar, who was Nigeria's former head of state, General Ibrahim Badamasi Babangida, who was Nigeria's former military leader. The current state governor is, Ahaji Abubakar Sani Bello Lolo.

### 1.9.3 ADMINISTRATIVE STRUCTURE

Niger state is governed by three (3) levels of government, namely the local government and the councils of the emirate. The government headed by the state's executive governor, assisted by the deputy governor, special advisers, the government secretary and head of service, and finally a commissioner heading each ministry. Among others, a speaker, deputy speaker, and party leaders lead the legislature that is symbolized in the state assembly building. The legislature is generally structured into committees and each committee is headed by a chairman. The Judiciary; this is the autonomous branch of government led by the state's chief judge (Anon, State of Niger 2003).

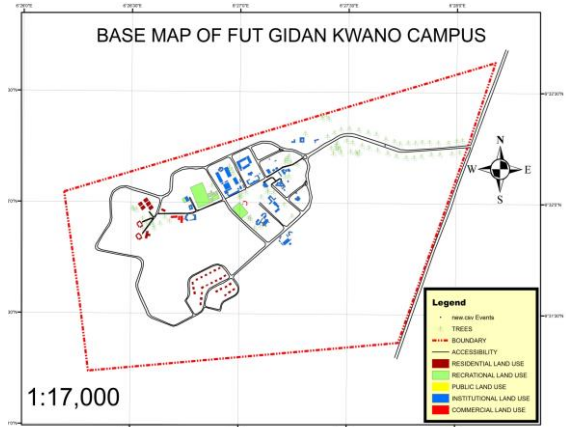


Fig 1.3 A Map of FUT Minna Gidan Kwano Campus  
Source: URP Department (2019)

### 1.9.4 ECONOMIC BASE OF THE STATE

The city has a wealth of various natural and mineral resources. The most significant and valued asset is their very fertile land which makes up for both subsistence and commercial farming for the inhabitants. Among the growing agricultural products produced by the city are, among others, millet, corn, ginger and yam. Yam is the city's primary food crop. Also found to be common in the city are retail and small-scale industrial activities. (Anon, Republic of Niger, 2003).

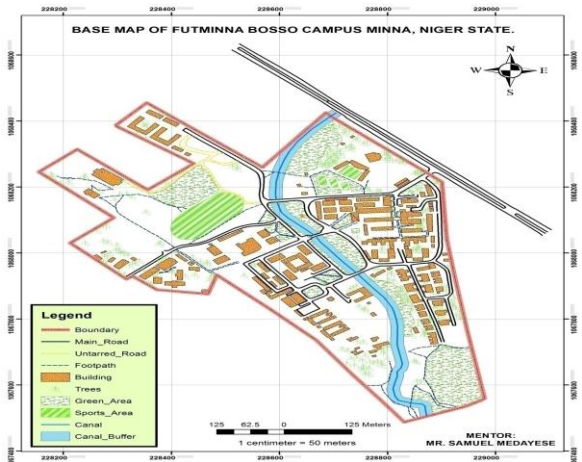


Fig 1.4 A Map of FUT Minna Bosso Campus  
Source: URP Department (2019)

## II. LITERATURE REVIEW

### 2.1 INTRODUCTION

In this chapter related literature review will be discussed under conceptual frame work, theoretical frame work, and empirical review.

### 2.1.1 CONCEPT OF A UNIVERSITY

University education as a higher-level academic entity originated in the 11th century from Europe. In an effort to develop education in the academic organization of natural development, various universities have arisen around the globe. Higher education is the result of a lengthy process of the development man which commenced at the elementary level, for example in the setting of Nigeria by primary and secondary school organizations. In addition, it is a very long process, stretching in diver's forms of knowledge and skills through several years of study. The completion of one section ultimately leads to the next. In an ideal situation, a student in any of the institutions is expected to complete certain lower levels of learning before beginning the lookout for a university placement for further study. There are a variety of criteria to be met between these grades and the university before being eligible for entry into a University (Nakpodia, 2006).

A University is focused on notions of the crux of learning at an individual level, and the concept of learning is well known within universities as the foundation and driver of growth. In comparison to ideas such as management of knowledge that present an implicit danger to intellectual property rights and educational freedom, the notion of organized training to build a professional organization is one that likely goes easily with University workers.

The truth that the appeal of many academics' chosen careers lies in their privilege of exploring new territories and learning from among these opportunities, it seems possible that participating in organizational training will serve as a major motivator and workplace satisfier. The theory of learning in an organization as a processes are most appealing in the wider organizational sense, as they provide the possibility of context-sensitive mix up of both outcomes that are desired and their process in their indeterminacy.

The university consists for people with diverse backgrounds in terms of desires, qualifications, abilities, status, expertise, information, types of behaviour, interest and expectations (Nakpodia, 2003). In addition, the universities provide the required skills and high level of manpower required

for any nation's growth and development, which are regarded as learning organizations. Universities as educational institutions are centres of excellence, training, research and knowledge processing, accordance with the National Policy on Education (NPE, 2004). University education's priorities are:

1. Acquiring, creating and inculcating the right value orientation for the individual and society's survival.
2. Creating the individual's mental capacity to understanding and appreciating their environment.
3. The intellectual or physical growth of abilities that will make it possible for individuals to evolve into active community members.
4. Acquisition for an objective view of the world locally and externally.

### 2.1.2 CONCEPT OF STUDENTS POPULATION IN UNIVERSITY

Population is the entire host of people that lives in a place at a particular period of time. The demand for education in Nigeria is on the increase and this makes a high number of students from both the primary and secondary school to increase who in turn seek admission into the tertiary institution. According to the Nigerian Universities Commission (2016) There is a relative increase in the number of those seeking higher education compared to ten years ago; especially with the increase in the number of universities in the country. Thus the growth in the amount of students who are admitted yearly into the university; such an increase gives rise to the population of students on campus. This increase in population is the underpinning reason for the need for more accommodation in and around the university.

### 2.1.3 CONCEPT OF ACCOMMODATION

Jiboye (2010) saw infrastructure as a kind of permanent housing to human beings, giving him an image. Infrastructure is more than an ordinary shelter in all its spheres. This covers all social services and amenities that are intended to make a group or neighborhood a living climate (Jiboye, 2010). Better housing and affordable housing have a crucial role to play in healthy living, leading to increased productivity. It refers in particular to a unique class of people/ students, with reverence for those in higher institutions that require good housing in a quiet environment to better assimilate what they have been taught. Different authors see housing as reflecting

different things, with the outright change of land significance and usage, accommodation has also grown to cost, features, character and image.

A building is constructed to consist of walls, roof and related finishing, designed to protect man from environmental conditions (such as water, wind, sunlight, etc.) and external situations (such as; intruder, sound, emissions, etc.). It is classified into various sections for diverse purposes depending on the preference and desire of the occupier. Jinadu (2007) also saw housing as a house, shelter and protection for man against the ill aspects of his immediate environment, housing has a pivotal role in the daily interaction and survival of man in his immediate surroundings. Work on "The housing provision as an aspect of inter-regional and socio-economic infrastructural development." Sidelska (2014) uses the idea of "housing" as an immovable property or its part in the building, including non-residential buildings that are used throughout the year for residential purposes.

#### 2.1.4 CONCEPT OF HOUSING SATISFACTION.

According to Djebarni and AlAbed (2000), housing satisfaction refers conceptually to the level of satisfaction felt by each individual or family regarding the current housing situation. It is an index to determine the level of housing contentment. One main objective of facility provision in the first place should be to satisfy users of any facilities (including hostel facilities). Singh (2006) claims the satisfaction of users has a positive effect on the productivity of an enterprise, including an educational institution. Some authors also state that satisfying users is not enough, but that it is important to ensure that users are extremely satisfied (Sivadas and Baker, 2000; Bowen and Chen, 2001). Much research (Amole 2009, Lotfi and Solaimani 2009, Jiboye 2010) explored diverse areas of satisfaction, including residential satisfaction, customer satisfaction, job satisfaction and satisfaction with the environment. Accommodation for students has been described as one of the key components of satisfaction with accommodation.

#### 2.1.5 CONCEPT OF STUDENTS ACCOMMODATION

Hostel accommodation for students was one of the biggest scourge in tertiary institutions in Nigeria due

to an explosion in the amount of students (Offiong, 2002). An enduring experience for young students (Khozaei, Ayub and Hassan; 2010) is likewise living in students' homes away from the family for a long time. Student housing is one of the services that students take into account when selecting the school they plan to attend (Price et al., 2003). This ensures its necessity for schools to give highest priority to students lodging while improving among other contemporaries the school's reputation. Housing for students is said to provide facilities such as bedrooms that can provide the both purposes of sleeping and studying, toilets and bathrooms, kitchen, laundry, leisure places and the internet connectivity as it further improves the study-learning experience. For his part, Abramson (2009) believed that student lodging can also be made lively by providing additional facilities such as parking, small markets, libraries, canteens and ATM machines in the student housing provision. The purpose is to help undergraduates feel the impact of educational environment on the learning activities. Khozaei et al, (2010) claimed that student housing is regarded as a hostel which is a designed with some institutional where students have access to the university recreational facilities. Jennifer (2011) claimed that the objectives of any tertiary education is inclusive growth and inculcation of the proper quality orientation for individual and societal survival and the development of intellectual capacities to enable the person understand and appreciate his environment. Such goals cannot be accomplished as far as higher education are concerned only if students in the tertiary institution are properly housed and provided with clean drinking water, sufficient sanitation, daily electricity provisions and access to cheap means of transportation.

#### 2.1.6 CONCEPT OF THE TYPES OF STUDENTS ACCOMMODATION

There are various types of students' lodging both on campus and around the campus. These are:

##### 1. School owned off campus lodge

Off campus lodge are hostels or dormitories away from university facilities have additional amenities like a recreation room or a restaurant. As with residential halls located on campus, they have internet facilities in each room either via network connection. They also have basic kitchen facilities for use by students. This kind of hostels are owned by the school

for the government but located outside the school premises this is mostly due to lack of space in the school vicinity.

#### 2. School owned on campus lodge

Immediately, students gain admission and return to their residences, their parents usually seek assurance which their children are in an environment with safety that is well managed and suitable of study purposes. The Government Gazette describes on campus accommodation as "units for housing in university areas that may differ from big blocks of rooms just like to residential halls to several student-friendly rooms." Student in housing on campus is not only a sanctuary, but also has environmental and social dimensions that are conducive to academic growth. (Khozaei et al 2010) state that living in hostels located on campus is connected to safety and sense of being secured compared to those living off campus.

#### 3. Private owned on campus lodge

On campus lodge, also known as dormitory, there is a building that mostly provides large numbers of people with sleeping and living quarters. It can also apply to a space with several beds for people built and owned by private individuals or company these are normally at a public private partnership arrangement. The structure is normally built in the school premises, both the specifications and design are given by the school but the rent is collected by the private individual or entity; it is normally over a period of time which at the end of an agreed period it goes back to the school.

#### 4. Private owned off campus lodge

Government Gazette describes off-campus accommodation or private student housing as units owned by private individual that can range from large blocks of rooms similar to residence halls, to numerous bedroom structures that only accommodate undergraduates, to single rooms in houses is in occupation by the owner. It involves a residential facility leased directly to a landlord by the university through an approved agent for lease.

#### 5. Personal Homes

This typology of accommodation available to student though not conventionally a student accommodation; but it is an accommodation that can be occupied by students. For example, those who come to school from their houses, staff quarters, and maybe a relative home; can be seen as having an accommodation. The concept of students' accommodation is a building set up for lodging student who would in return pay a fee

for it. This concept didn't capture students' accommodation as a place where students live.

#### 2.1.7 CONCEPT OF THE EFFECT OF STUDENTS ACCOMMODATION ON STUDENTS

Students' accommodation has relative effect on the students of any institution; whether it be a negative or positive effect, these effects in the long run affect their academics. Oladiran (2013) suggested that, depending on the state of the school, the quality of facilities can have an ill or improved impact on the performance of students. Living conditions faced by college students differ due to the variety of available housing choices and climates. Some elements of living conditions of college students can serve as stress factors in the lives of students. There are several causes of stress related to the living situations of college students, including relationships with roommates, the condition of the rooms, homes, or buildings occupied by students, the neighborhood, campus vicinity, and the overall living climate. The triggers of severe stress certainly have an impact on the well-being of the person. Problems with accommodation range from growing overcrowding of students due to increasing pressure on infrastructure, public services and growing bad climate, existing housing facilities have increased pressure due to the scarcity of residential units where almost ten students share a space allotted to four. However, toxic climate problems contribute to disease outbreak and social breakdown. Also the menace of low and unreliable electricity supply combined with low supply of water inside the house is having impact on the users in so diverse ways.

Various challenges need to be addressed in order to obtain outcomes in various study options for a better student housing. Accommodation for students is not getting the desired support from both the authorities and institutional leadership of this country. Ubong (2007) noted that on campus housing is not receiving the required attention although it is a crucial part of the management of pupil and staff, inadequacy in the maintenance of hostel accommodation facilities and services is very common. Cases of students falling sick in their hostels due to the not good conditions of health have been reported.

The main causes of psychological illness is the shortage or inadequate accommodation among



students, and the readiness for aggression is increasing among students as they are not housed adequately or overcrowded. It is due to the fact that it contributes to harsh behaviors emanating from such community when an environment is not conducive. Human relational attitude is directly linked to physical environment attributes. The world determines the continuum of behaviors or events that can occur in it, and dictates the particular feature or pattern of the individual's actions in a more positive way much of the time.

Therefore, the physical environment in which a student resides, including the condition of the place and the transportation system, has a mixed effect on the behavior of the student. Students frequently forfeit their academic work in search of accommodation for a long period of time. According to Jennifer (2011), at times students don't lectures, exams and practical results as a result of pro-academic work as a result of issues springing up from low supply of student lodgings.

However, cases of anger, tension, dispute, and heated disagreement were found amidst overcrowded people in same room, in the room's corner / spaces and other facilities. When students stay where it is overcrowded, poorly built, and improperly supplied with water, this can result in an outbreak or increased incidence of disease, thereby negatively affecting the quality of students. Good housing, on the other hand, leads to good nutrition and higher academic participation rate. Jennifer (2011) further stressed that one of the ways to curb the student accommodation shortage issue is in the involvement of the investors for the provision of student hostels.

#### 2.1.8 CONCEPT OF FACTORS RESPONSIBLE FOR STUDENTS' CHOICE OF ACCOMMODATION

Many factors have been reported to affect the choice of accommodation for students, including sex, age, family expectations, confidentiality, peer pressure, income level for parents and educational environment. There's relationship among accommodation and college student's performance in academics, probably because a more meaningful college experience is encouraged by the living environment. Many factors seem to contribute to the preference of students for

accommodation; some undergraduates prefer to stay outside the campus than inside campus based on the lack of privacy, noise and using same of bed space associated with off-campus accommodation; Many students prefer living inside the campus to living on campus due to lack of security, noise and sharing of bed space associated with off-campus accommodation, while others want off-campus accommodation if they can find a cheaper, decent and good accommodation close to the campus with sufficient facilities and privacy. According to Muslim et.al (2012), variables that affect student accommodation preferences can be analyzed at both the macro and micro level, and studies have suggested that student accommodation preferences include the impact of their demographic context, such as resident gender; Age, style of job, education and income from the parents. Macro-level studies reveal the indicators that spurs the student's choice of housing include the size of the place of residence; the space of the room, time taken to reach the lecture room, relating with colleagues, and finance; and neighborhood attributes. Other indicators in student residence preferences including landscapes; location; outdoor quality of the environment; market proximity, institutional proximity, safety, easy access to public transport, easy reach to health services and easy access to learning facilities. Micro-level research often suggest that students find the architectural style the outer part of the house; building type; and also the conduciveness, safety, related price, environmental orientation and space layout of the house in their selection of housing preferences.

According to Kobue, Oke, Aigbavboa (2017) Other factors that are physical consist of the building's internal and external climate include: size of the room, safety, fitness center, bathroom, Wi-Fi, libraries, laundry, water. Such factors affect the selection of occupancy of students. Students are always looks for a place where they expect to meet their desire.

#### 2.1.9 CONCEPT OF STUDENTS ACCOMMODATION MODEL

Therefore, in virtually all tertiary institutions in Nigeria, the issues of students ' hostels have become obvious with the increasing student population. Institutions are seeking to provide housing for their students with various alternatives. Usually,

accommodation for students can be basically residential model, non-residential model, and dual-residential model. Still, some companies are signing lease deals with private developers through some alternative means. However, this technique is not fully harnessed by the respective owners of the institution. Most undergraduates are therefore at the mercy of owner-investors who willingly price out and chase the undergraduate students. Likewise, private investors are building and running hostels for students in community institutions. Although this alternative relieves institution in cost of management and maintenance, the safety and discipline of the student is left to managers' mercy. However, in a statement to cover up their investment, most developers charge exorbitantly high rent to the student.

Four (4) forms of accommodation designs for students have been recognized as being used in many parts of the world (Hammad, Musa, Rishi, Ayuba, 2013). These include conventional accommodation on campus (T.O.C), rented off campuses (O.C.L), operated on campus school (O.S.M) and private off campus (O.P). Such models will, however, be implemented and reviewed based on the type of physical environment, the host culture, and the essence of the university students. Therefore, it has become popular to use a holistic approach in choosing a particular model of accommodation for students to suit the general educational goals. Thus, parameters that may serve as a guide in selecting affordable and comfortable accommodation for students based on current situations in Nigerian may include; educational proximity, discipline for students, safety and accommodation costs.

## 2.2 THEORETICAL FRAMEWORK

### 2.2.1 THEORY OF CHOICE AND PREFERENCE

Human making of decisions drives the basis of virtually all of micro and macroeconomic research. The theory looks at basic rules of economic model of rational choice. In real view, judicious decision is characterized to mean the way toward figuring out what alternatives are accessible and afterward picking the most favored one as per some reliable measures. In specific sense this objective decision model is as of now an advancement-based methodology. We will find that by including one observationally unrestricted suspicion, the issue of normal decision

can be spoken to as one of boosting a genuine esteemed utility capacity. Preferences and choice are life time occurrences. Each individual lives and works in any area in the sense of choosing from alternatives to the endeavors of life. Preference is a preference variable. Molin was quoted by (Coolen, 2001), "Preference is supposed to show choice." We exist in a world of changing preferences and choices; and desires and choices are made based on people's behavioral dynamism in a society that is in a constant fluid activity. Preferences and choices in the same cosmic space continue to shift from one point to another.

The selection process is seen as a relative process by which individuals reveal a problem which needs to be attended to (Coolen & Hoekstra, 2001). Molin was also quoted by (Hoekstra, 2001) suggesting that individuals would disclose their desires only in the process of making an actual choice. This theory has a major play in the choice of accommodation by students.

### 2.2.2 DECISION THEORY

The theory of decision, as the name implies, concerns the decision-making process. In the context of statistical knowledge, which offers some data where there is ambiguity, the extension of numerical decision theory involves decision-making. Decision theory components are quite logical and maybe even intuitive. The selection of places for students to stay depends largely on the decision they make available to them in the midst of many choices.

### 2.2.3 THEORY OF HOUSING CHOICE AND PREFERENCE

Therefore, lodging preferences with decisions work within this scope like any other life interests. Coolen & Hoekstra (2001) notes that this is a specialty of interest to erudite scholars in diverse and multiple disciplines, the subject of housing selection and housing preference continues to be extensively investigated. While housing brands are hardly known, the related housing attributes are well known (Coolen & Hoekstra, 2001). Housing preferences and choices function within the housing features for housing preferences and choices.

There are underlying motives in any preferential and option operation that cause a person to make a choice of the other available in a specific product area. Value-oriented and goal-oriented activities are goals and actions (Coolen & Hoekstra, 2001). As stated in the International Housing and Home Encyclopedia, the word 'true housing choice' was coined as a criticism of the use of the terminology housing choice and is described as the ability to select an option of preference from a collection of different range of choice (Brown and King, 2005; van Ham, 2012). It acknowledges that not everyone who actively searches the housing market will find the distinctive option, and that their selection set is small for many. Selection set is "the entire set of options open to households in terms of such desires, interests, implementations, and constraints within the housing market's privileges and limitations" (van Ham, 2012).

#### 2.2.4 UTILITY THEORY

Utility is a measure of how consumers are "satisfied," a measure of happiness or satisfaction. It provides a theoretical basis for the principle of judgment. A utility function describes the relationship between what consumers are actually consuming and how good they are. The utility term is used here to reflect the preferences of the user. User preference research is a crucial step in deciding how a consumer maximizes spending profit satisfaction. Utility is an abstract concept to some degree. It depends partly on your preferences / tastes (and also on resource constraints) what you buy / consume. Utility is simply a way to rank / order your preferences. Preferences are an abstract term themselves, but you would not generally agree that your preference for a certain good is directly related to the amount of pleasure you gain from the consumption of that good. Man is a rational self-interested utility to maximize; utility can't be measured in an absolute sense that is, you can't quantitatively / numerically quantify it, and usefulness is subjective and can change over time.

#### 2.3 EMPIRICAL ANALYSIS

In the work of Shuvro Sen and Neel Antara (2018) on "The influencing factors for staying off-campus living by students," he said there is a huge shortage of seats in the university lobby, low nutritional value, low web office are among other reasons why students choose to remain off-campus despite distance and security.

In Kolawole and Boluwatife's (2016) research on "Assessment of the Factors Influencing Students' Choice of Residence in Nigerian Tertiary Institutions," the study shows that proximity to the school, the property's rental value, the type of housing, and the quality of such services offered are the major important indicators that respondents consider when choosing a residence hall. It is reasonable to propose that the Federal Government, through the university authority as well as private real estate investors / developers, make an effort to invest in student housing near the university campus or even on campus; In an area with good accessibility to transportation facilities and basic facilities within the building to assist students in learning and academic performance. This will result in a win-win situation where investors benefit from their investments and the students will also have a good residential experience during their academic pursuit.

In the study between On Campus and Off Campus Settings of Muhammad, Hafazah, and Ishak (2012 b) on Satisfaction of Students' Living Environment: A Conceptual summary. They said there are three factors that help make the living environment of a student successful, sense of involvement in how secured. It is the institution's responsibility to create an environment conducive to fulfilling the academic needs of the population to explore the environmental perspective on the relationship between students and their environment relationship. They indicated that, for Students living experience satisfaction that is the basis of their preference to achieve this, the difference between living off campus and on campus should be established, while choice is subject to individual government.

In the study of Azeez, Taiwo, Allison, and Bello (2016) on "The Comparative Assessment of Student's Satisfaction with Hostel Accommodation in Selected Private Universities in Ogun State, Nigeria". They shared their views on what students associate with conditions of living, social amenities, services and infrastructure, physical environments in the city, living costs and the choice of students. Overcrowding is a problem that some hostels experience. In addition, it was found that distance to facilities and their conditions, hostel, power, supply of constant water and proper disposal of waste were some of the main

factors influencing students' satisfaction with their study area hostels.

In Kobue, Oke, and Aigbavboa's (2017) research on "Understanding the Determinants of Students' Occupancy Selection for Creative Construction," the study revealed the location of the residence; level of security; proximity to the campus; availability of laundry rooms; internet service; safe parking; architectural design; computer labs; unavailability of on-campus residence; mixed residential complex; gymnasium; word of mouth; study rooms; and the number of occupants in the unit were among the key factors influencing students' selection of accommodation in private residences.

In Azubuike's (2017) research on the "Factors Influencing Student's Choice of Residential Accommodation Location in Minna, Niger State." Research has revealed that the population size of undergraduate students is constantly growing annually and that there are not enough accommodation provisions to satisfy their lodging needs. It is revealed that there are prevailing indicators influencing the choice of housing location of the undergraduate; which are living costs, accommodation costs, transportation costs, privacy, security, proximity to the school, state of facilities and transportation. In summary, the factors affecting the selection of accommodation location of the student may be either subjective or empirical, thereby varying from one person to another, but most of these are determined by the rate of the student population.

### 2.3.1 GAP IN LITERATURE REVIEW

From the above reviewed literatures most of the researchers listed the factors, problems, effect, reasons and deficit of students' choice of accommodation; without coming to a workable conclusion to solve these issues. Which is one of the major objectives of this study to come to a reasonable conclusion on the type of accommodation model that an average FUT Minna student desire, this would be drawn from the various factors they will state out during the research.

## III. RESEARCH METHODOLOGY

### 3.0 INTRODUCTION

The procedures that was useful in the conduct of the project is outlined and explained as follows: Design of the research, Area of this study, Study Population, Sampling Technique, Sample Size, Data Collection Methods, Data Sources, Data Analysis Techniques.

### 3.1 RESEARCH DESIGN

The study's research model is going to be descriptive format of survey. Descriptive format survey is dealing with the naturally occurring explanation and interpretation of events. The design used will help to highlight housing choice level for students at the Federal University of Technology, Minna, as well as some problems associated with the impact on students.

### 3.2 AREA OF THE STUDY

The research was carried out in the Federal Technology University, Minna. The Higher institution is sited on the two campuses; the campus of Bosso and the campus of Gidan Kwano, which are under the Niger State Local Government Area of Bosso. The location selection was based on the closeness of the researcher to the institution that will help the researcher with the privilege of conduciveness when attempting to carry out the work of the research.

### 3.3 POPULATION OF THE STUDY

The study's population is all the university students. The test frame for the analysis is 24,563 student number.

### 3.4 SAMPLING TECHNIQUE

The simple random selection method will be used for the analysis for the purpose of this research because it provides the opportunity to be selected to each sampling item.

### 3.5 SAMPLE SIZE

For this study's intent the population size that would be dealt with is a large population of 24,563 students of FUT Minna.

$$S = Z^2 * P*(1-P)/ M^2$$

$$N= (S)/1 + [(S-1)/P]$$

$$Z= 1.645 (90\%) \text{ using the Z score table}$$

$$M= 0.04$$

$$P= 0.5$$

Where;

S = SAMPLE FOR INFINITE POPULATION

Z = Z SCORE

P = POPULATION PROPORTION ASSUMED TO 40% = 0.4

M= MARGIN OF ERROR

N = SAMPLE SIZE

Where S = 480 rounded up to 500 Questionnaires

### 3.6 METHODS OF DATA COLLECTION

Both the interview and the survey approach would be the tool to be useful for the collection of information for the purpose of the study.

#### Interview

To get more data for the study purpose, the author aims to have oral experiences with some of the respondents on campus and off campus of both campuses in another. For study purposes, to gain further data.

#### Questionnaire

A comprehensive list of questions would be provided to Federal University of Technology Minna's sample undergraduate students on both campuses to those living inside the campus and those residing outside the campus. The inquiries about the study's purpose would be very basic, interesting, and straightforward.

### 3.7 SOURCES OF DATA

The information used for the work is going to be derived from two major sources which includes:

1. Primary sources
2. Secondary sources

#### Primary source

The primary source of data would be FUT Minna undergraduate students, this was embarked upon through the distribution of questionnaires and personal interviews for the purpose of this study and in other to get the goal of the study.

#### Secondary source

In addition, data from the department of student's affairs and information management program of FUT Minna is to be gathered in order to achieve my goals,<sup>i</sup> this would be done by implementing a standardized questionnaire.

### 3.8 DATA ANALYSIS TECHNIQUES

The Statistical package for social science is able of dealing with enormous number of data, despite its vast range of statistical procedures specifically designed for social sciences. The data collected in the questionnaire would be coded and analyzed using the Social Sciences Statistical Kit. Descriptive statistics would be used to describe the respondents ' personal data. Simple Percentage: It would be used to indicate the maximum number of times (frequency) that the event happens in a given percentage distribution. The formula is as follows:

Simple Percentage: This would be used to display the total number of times (frequency) an event occurs in a given distribution expressed in percentage. The formula is given by:

$$\text{Simple Percentage } f(x) = \frac{\text{frequency}}{\text{total number of observations}} \times 100\%$$

Likert Scaling: The scale to be used for evaluation is graded on a scale of five points: Very Significant (VS) 5 values, Significant (S) 4 points, Indifferent (I) 3 points, Insignificant (I) 2 points and Very Insignificant (VI) 1 point. Values from each choice will be combined with the corresponding points, then the resulting number for a specific item's choices will be summed up to the mean value that the researcher's decision will now represent.

Below is the set benchmark for making the study decision.

Table 3.1 Likert Scaling benchmark for making decision for the study

S/N	Benchmark	Decision
i.	1.00 – 1.50	Very Insignificant
ii.	1.51 – 2.49	Insignificant
iii.	2.50 – 3.49	Indifferent
iv.	3.50 – 4.49	Significant
v.	4.50 – 5.00	Very Insignificant

Insignificant

Source: Field Survey, 2019.

- Technique to determine the type of accommodations available to students.

The author has included a list of accommodation forms available to students in his questionnaire. It was assessed by standardized scale methods. By using frequency and descriptive analysis, the data will be evaluated using descriptive analyzes.

- Technique to determine the effect of the Accommodation on the students' Academic performance

In his questionnaire, the author included a set of questions which explicitly provided information on the accommodation's community condition and the potential impact on students. It was measured through a standardized scale. Using succinct analyzes, data will be analyzed using frequency.

- Technique to assess the factors influencing students' choice of Housing

The researcher incorporated in his questionnaire a set list of questions that specifically provided data on the factors influencing the choice of residential accommodation by students. It was assessed by the means of a rated scale which is made up of: Very Significant (VS), Significant (S), Indifferent (I), Insignificant (I) and Very Significant (VS). Data will be analysed using descriptive analyses through the use Weight Mean Score (WMS), relative importance index and factor analysis.

- Technique to assess the accommodation model type for an average FUT Minna student

The researcher incorporated in his questionnaire various accommodation model available, he also would leave an open-ended question for the respondents to fill the description of the kind of accommodation they need and also the researcher will draw conclusion from all the factors responsible for the students' choice as they have filled it. It was assessed by the means of a rated scale which is made up of: Very Significant (VS), Significant (S), Indifferent (I), Insignificant (I) and Very Significant (VS). Data will be analysed using descriptive analyses through the use Weight Mean Score (WMS), relative importance index and factor analysis. The data would be analysed using the Descriptive, Weight Mean Score (WMS).

IV. DATA PRESENTATION, ANALYSIS AND DISCUSSION OF RESULTS

4.1 DATA FOR THE STUDY

An entire number of 500 questionnaires were issued in the area designated for this study, just 459 of the questionnaires were retrieved and analyzed during the study as well.

Table 4.1: Administration and Retrieval of Questionnaire

Campus	Questionnaire Administered	Questionnaire Retrieved	Percentage (%) of Retrieved questionnaires
Bosso	202	202	44.01
Gidan Kwanjo	298	257	55.99
Total	500	459	100

Source: Field Survey (2019)

The number of questionnaires distributed to each school are represented in Table 4.1 above. Of the 500 questionnaires distributed 459 were duly filled and gotten back constituting 91.8% rate of response for the survey.

4.2 ANALYSIS OF DATA

Table 4.2: Response to type of off campus Lodge for Students

S/N	Type of Off Campus Lodge	Frequency	Percentage (%)
1	Tenement	79	17.21
2	Self-contained	183	39.87
3	One-Bedroom Apartment	66	14.38
4	Two-Bedroom Apartment	2	0.44
5	Personal or Relative Homes	129	28.11
Total		459	100

Source: Field Survey (2019)

Table 4.2 above indicates the types of lodge available to student, which are Tenement (17.21%), Self-Contain (39.87%), one bed room Flat (14.38%), two-bedroom flat (0.22%) and some coming from their personal/Homes (28.11%). The research shows that most students of FUT Minna easily access the Tenement, Self-contain, and One bedroom flat; while others choose to come from their Personal or Relatives house to school; only few access the Two-bedroom flat.

Table 4.3 Response to the effect of Accommodation on Students Performance

S/N	Academic Performance	Frequency	Percentage (%)
1	Positively	256	55.77

Table 4.4 Response on the Factors Affecting Students Choice of Accommodation

S/N	Factors	Response Scale					Total Response
		Very Significant 5	Significant 4	Response Indifferent 3	Scale Insignificant 2	Significant 1	
1	Family Decision	114	125	97	77	46	459
2	Friends	74	107	107	87	84	459
3	Personal Decision	99	106	97	87	70	459
4	Electricity	173	120	86	62	18	459
5	Water	160	155	83	46	16	459
6	Security	100	128	82	54	40	459
7	Proximity to Market	81	137	91	104	46	459
8	Proximity to School	102	161	105	59	32	459
9	Proximity to Recreation al Areas	53	88	96	121	101	459
10	Unplanned Off Campus settlement	94	108	118	90	49	459
11	Unkempt Hostel	124	133	93	71	38	459

2	Fairly Positive	119	25.93
3	Not At All	64	13.94
4	Fairly Negative	14	3.05
5	Negative	6	1.37
Total		459	100

Source: Field Survey (2019)

From Table 4.3 above shows that the effect of accommodation on the students' performance is as follows Positively (55.77%), Fairly Positive (11.9%), Not at all (13.94%), Fairly Negative (3.05%) and Negative (1.37%). This shows that the present accommodation of most students has a Positive effect on their performance in academics.

	Environment						
12	Privacy	138	173	84	42	21	459
13	Scarcity of Bed Space	37	108	82	123	109	459
14	High cost of Living	25	116	128	102	88	459
15	Occupancy Ratio	99	136	124	61	39	459

Source: Field Survey (2019)

Table 4.4 Showing the summary of the responses on the Factors influencing students' choice of accommodation.

4 3.50 – 4.49  
5 4.50 – 5.0

Signifi  
Very I

Source: Field Survey, (2019)

Table 4.5 Benchmark for the Interpretation Mean score

S/N	Score	Interpretation
1	1.00 – 1.49	Very Insignificant
2	1.50 – 2.49	Insignificant
3	2.50 – 3.49	Indifferent

Table 4.5 above provides the benchmark to be used for the explanation of mean scores of respondents from the field survey. Very significant is having the highest benchmark of 4.5 – 5.00 while Very Insignificant is rated at 1.00 – 1.49 has the lowest benchmark. The scale was set for the purpose of the study.

Table 4.6 Ranking and interpretation of factors that affect Students choice of accommodation Using Weighted Mean Score

S/N	Factors	Weighted Response	Weighted score	Mean	Interpretation	Rank
1	Water	1813	3.95		Significant	1
2	Privacy	1739	3.79		Significant	2
3	Electricity	1736	3.78		Significant	3
4	Proximity to School	1619	3.53		Significant	4
5	Unkempt Hostel Environment	1611	3.51		Significant	5
6	Occupancy Ratio	1572	3.43		Indifferent	6
7	Family Decision	1561	3.40		Indifferent	7
8	Proximity to Market	1514	3.30		Indifferent	8
9	Scarcity of Bed Space	1485	3.24		Indifferent	9
10	Personal Decision	1454	3.17		Indifferent	10
11	Security	1406	3.06		Indifferent	11
12	Friends	1377	3.00		Indifferent	12
13	High cost of Living	1265	2.76		Indifferent	13
14	Proximity to Recreational Areas	1248	2.72		Indifferent	14



15	Unplanned Campus settlement	Off	1218	2.65	Indifferent	15
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Source: Field Survey (2019)

Table 4.6 Shows weighted mean response of Students choice of Accommodation with Water ranking 1<sup>st</sup> and unplanned off campus settlement ranking 15<sup>th</sup>. From the table above it can be conclusively revealed that the factors that influence students' choice of Accommodation is Water, Privacy, Electricity, Proximity to School, Unkempt Hostel Environment.

Table 4.7 Ranking and interpretation of factors that affect Students choice of accommodation using Relative Importance Index.

S/N	Factors	Weighted Response	Weighted Mean score	Relative Importance Index	Rank
1	Water	1813	3.95	0.7900	1
2	Privacy	1739	3.79	0.7577	2
3	Electricity	1736	3.78	0.7564	3
4	Proximity to School	1619	3.53	0.7055	4
5	Unkempt Hostel Environment	1611	3.51	0.7020	5
6	Occupancy Ratio	1572	3.43	0.6850	6
7	Family Decision	1561	3.40	0.6802	7
8	Proximity to Market	1514	3.30	0.6600	8
9	Scarcity of Bed Space	1485	3.24	0.6471	9
10	Personal Decision	1454	3.17	0.6336	10
11	Security	1406	3.06	0.6126	11
12	Friends	1377	3.00	0.6000	12

13	High cost of Living	1265	2.76	0.5512	13
14	Proximity to Recreational Areas	1248	2.72	0.5438	14
15	Unplanned Off Campus settlement	1218	2.65	0.5307	15

Source: Field Survey (2019)

Table 4.7 Shows the Relative Importance Index; showing the importance of Students choice of Accommodation with Water ranking 1<sup>st</sup> and unplanned off campus settlement ranking 15<sup>th</sup>. From the table above it can be concluded that the factors in general that affect students' choice of Accommodation is Water, Privacy, Electricity, Proximity to School, Unkempt Hostel Environment.

Response on Alternative accommodation model suitable or students of FUT Minna.

The following responses shall be broken down for both campuses, as accommodation or building type largely depends on location and the neighbourhood facilities.

For Bosso Campus

Table 4.8 Response on Location for the alternative accommodation model

S/N	Location of Accommodation	Frequency	Percentage (%)
1	On Campus	48	23.80
2	Off Campus (close to school)	139	68.80
3	Off campus (far from school)	15	7.40

Tota 202 100  
1

Source: Field Survey (2019)

Table 4.8 Shows the Location that the students in Bosso would like to locate their accommodation. Which are On Campus (23.80%), Off Campus – close to school (68.80%), On Campus - far from school (7.40%). This shows that majority of students in Bosso would like the accommodation to be sited at Off Campus close to school.

Table 4.9 Response on the size which is determined by the number of people willing to stay

S/N	Number of Persons	Frequency	Percentage (%)
1	0	85	17.80
2	1	36	42.10
3	2	35	17.30
4	3	36	17.80
5	4	10	5.00
Total		202	100

Source: Field Survey (2019)

Table 4.9 reveals the entire Number of persons that the students would love to stay with, which would determine the room size. The parameters symbolise the number of persons and are as follows; 0 representing that the student want to stay alone, 1 that the student want to stay with one person, 2 that the student want to stay with two persons, 3 that the student want to stay with three persons, 4 that the student want to stay with five persons. 42.10% of students decided to stay with one person, 17.80% of students decided to stay alone and with three persons respectively, 17.30% of students decide to stay with two persons and 5.00% of students decide to stay with four persons.

The mean calculation was done using the formula  $\Sigma FX/\Sigma N$  analysis shows that a number of persons is 1.44 approximately one. This means the room size for two persons is more desired by the students.

Table 4.10 Response on the amount they are willing to pay

S/N	Amount (₦)	Frequency	Percentage (%)
1	10000	20	9.90
2	15000	9	4.50
3	20000	20	9.90
4	25000	2	1.00
5	30000	30	14.90
6	35000	2	1.0
7	40000	14	6.90
.8	45000	4	2.00
9	50000	32	15.80
10	55000	3	1.50
11	60000	12	5.90
12	65000	1	0.50
13	70000	7	3.50
14	75000	1	0.50
15	80000	9	4.50
16	85000	1	0.50
17	90000	4	2.00
18	95000	1	0.50
19	100000	14	6.90
20	120000	1	0.50
21	150000	4	2.00
22	180000	1	0.50
23	200000	7	3.50
24	250000	1	0.50
25	600000	1	0.50
26	1000000	1	0.50
Total		202	100

Source: Field Survey (2019)

Table 4.10 reveals the amount of money the students will to pay as rent for any accommodation of their choice. The amount ranges from ₦10,000 to ₦1000000; the mean amount was gotten using the formula  $\Sigma FX/\Sigma N$  which gave rise to ₦61,485.15. This shows that the students are willing to pay ₦61,485.15 as rent for the accommodation of their choice.

Table 4.11 Description of Accommodation model

S/N	Description	Frequency	Percentage (%)
1	Clean Environment	23	11.40

2	Good Functioning Facilities	80	39.60	Total	202	100
3	It should be on no floor	2	1.00	Source: Field Survey (2019)		
4	Safe and well planned	40	19.80	Table 4.11 Shows the various classes of the description of accommodation the students would desire to live in; Clean environment (11.40%), Good functioning facilities (39.60%), It should be on no floor (1%), Safe and well planned (19.80%), Self-contain format (10.90%), serene and well furnished (13.40%), Spacious and Convenient (2.50%), and Two-bedroom format. This shows that most students would like to go for an accommodation that is in a clean environment, with good functioning facilities in a self-contain format, which is serene and well furnished, and also in a safe and well planned area.		
5	Self-contain format	22	10.90			
6	Serene and well furnished	27	13.40			
7	Spacious and Convenient	5	2.50			
8	Two bed room format	3	1.5			

Table 4.12 Response to Facilities in Accommodation Model

S/N	Factors	Response					Total Response
		Very Significant	Significant	Indifferent	Scale Insignificant	Significant	
		5	4	3	2	1	
1	Wi-Fi	78	74	30	10	10	202
2	Gymnasium	34	43	51	57	17	202
3	Sports facilities	6	20	56	73	47	202
4	Recreational Spots	11	36	46	66	43	202
5	Shops	55	72	40	22	13	202
6	ATM Services	34	80	51	30	7	202
7	Restaurant	27	29	46	73	27	202
8	Library	54	51	55	38	4	202
9	Community Market	9	24	36	81	25	202
10	Standby Generator	63	65	53	16	5	202

Source: Field Survey (2019)

The table 4.12 above shows the summary of the response of the facilities the students would love to have in their accommodation.

Table 4.13 Ranking and interpretation of facilities that Students would like in an accommodation Using Weighted Mean Score

S/N	Facilities	Weighted Response	Weighted score	Mean	Interpretation	Rank
1	Wi-Fi	806	3.99		Significant	1
2	Standby Generator	771	3.82		Significant	2
3	Shops	740	3.66		Significant	3
4	ATM Services	710	3.52		Significant	4
5	Library	709	3.51		Significant	5
6	Sports facilities	708	3.50		Significant	6
7	Restaurant	562	2.78		Indifferent	7
8	Recreational Spots	512	2.54		Indifferent	8
9	Gymnasium	471	2.33		Insignificant	9
10	Community Market	436	2.16		Insignificant	10

Source: Field Survey (2019)

Table 4.13 above Shows the weighted mean response of Students choice of Accommodation with Wi-Fi ranking 1<sup>st</sup> and Community market ranking 10<sup>th</sup>. From the table above it can be concluded that the facilities that students would like in an Accommodation is Wi-Fi, Standby Generator, Shops, ATM Services, Library, and Sports complex.

Table 4.14 Ranking and interpretation of facilities that Students would like in the choice of accommodation using Relative Importance Index.

S/N	Facilities	Weighted Response	Weighted Mean score	Relative Importance Index	Rank
1	Wi-Fi	806	3.99	0.7980	1
2	Standby Generator	771	3.82	0.7634	2
3	Shops	740	3.66	0.7327	3
4	ATM Services	710	3.52	0.7030	4
5	Library	709	3.51	0.6436	5
6	Sports facilities	708	3.50	0.6198	6
7	Restaurant	562	2.78	0.5564	7

8	Recreational Spots	512	2.54	0.5069	8
9	Gymnasium	471	2.33	0.4663	9
10	Community Market	436	2.16	0.4317	10

Source: Field Survey (2019)

Table 4.14 Shows the Relative Importance Index; showing the importance of Students choice of Accommodation with Wi-Fi ranking 1<sup>st</sup> and Community market ranking 10<sup>th</sup>. From the table above it can be concluded that the facilities in general that students would like in their Accommodation is Wi-Fi, Standby Generator, Shops, ATM Services, Library, and Sports complex.

For Gidan Kwano Campus

Table 4.15 Response on Location for the alternative accommodation model

S/N	Location of Accommodation	Frequency	Percentage (%)
1	On Campus	132	51.40

2	Off Campus (close to school)	116	45.10
3	Off campus (far from school)	9	3.50
Total		257	100

Source: Field Survey (2019)

Table 4.15 Shows the Location that the students in Gidan Kwano would like to locate their accommodation. Which are On Campus (51.40%), Off Campus – close to school (45.10%), On Campus - far from school (3.50%). This shows that majority of students in Gidan Kwano would like the accommodation to be sited at On Campus.

Table 4.16 Response on the size which is determined by the number of people willing to stay

S/N	Number of Persons	Frequency	Percentage (%)
1	0	81	31.50
2	1	56	21.80
3	2	59	23.00
4	3	42	16.30
5	4	19	7.40
Total		202	100

Source: Field Survey (2019)

Table 4.16 shows the Number of persons that the students would love to stay with, which would determine the room size. The parameters symbolise the number of persons and are as follows; 0 representing that the student want to stay alone, 1 that the student want to stay with one person, 2 that the student want to stay with two persons, 3 that the student want to stay with three persons, 4 that the student want to stay with five persons. 21.80% of students decided to stay with one person, 31.50% of students decided to stay alone 16.30% decide stay with three persons, 23.00% of students decide to stay with two persons and 7.40% of students decide to stay with four persons.

The mean calculation was done using the formula  $\Sigma FX/\Sigma N$  analysis shows that a number of persons is 2.42 approximately three. This means the room size for two persons is more desired by the students.

Table 4.17 Response on the amount they are willing to pay

S/N	Amount	Frequency	Percentage (%)
1	10000	13	9.90
2	15000	19	4.50
3	20000	32	9.90
4	25000	4	1.00
5	30000	25	14.90
6	35000	1	1.0
7	40000	13	6.90
8	50000	50	15.80
9	60000	7	5.90
10	70000	16	3.50
11	75000	2	0.50
12	80000	15	4.50
13	85000	2	0.50
14	90000	2	2.00
15	100000	38	6.90
16	120000	7	
17	130000	1	0.50
18	150000	7	2.00
19	200000	3	3.50
Total		257	100

Source: Field Survey (2019)

Table 4.17 Shows the amount of money the students are willing to pay as rent for any accommodation of their choice. The amount ranges from ₦10,000 to ₦200000; the mean amount was gotten using the formula  $\Sigma FX/\Sigma N$  which gave rise to ₦59,887.16. This shows that the students are willing to pay ₦59,887.16 as rent for the accommodation of their choice.

Table 4.18 Description of Accommodation model

S/N	Description	Frequency	Percentage (%)
1	Clean and Safe Environment	50	19.50
2	Good Functioning Facilities	85	33.10
3	Serene and good	23	8.90
4	Spacious and well planned	33	12.80

5	Self-contain format	42	16.30
6	Well furnished rooms	22	8.60
7			
8	Two bed room format	2	0.80
<b>Total</b>		<b>257</b>	<b>100</b>

Source: Field Survey (2019)

Table 4.18 Shows the various classes of the description of accommodation the students would desire to live in; Clean and Safe Environment (19.50%), Good functioning facilities (33.10%), serene and good (8.90%), Spacious and well planned (12.80%), Self-contain format (16.30%), well-furnished (8.60%) and Two-bedroom format (0.80%). This shows that most students would like to go for an accommodation that is in a clean and environment, with good functioning facilities in a self-contain format, which is spacious and well planned.

Table 4.19 Response to Facilities in Accommodation Model

S/N	Facilities	Response Scale					Total Response
		Very Significant 5	Significant 4	Response Indifferent 3	Scale Insignificant 2	Significant 1	
1	Wi-Fi	91	83	47	29	7	257
2	Gymnasium	30	52	61	80	34	257
3	Sports facilities	35	54	91	62	15	257
4	Recreational Spots	82	70	58	28	19	257
5	Shops	65	44	39	60	49	257
6	ATM Services	57	100	47	37	16	257
7	Restaurant	61	82	31	70	13	257
8	Library	61	89	46	50	11	257
9	Community Market	60	97	52	35	13	257
10	Standby Generator	65	96	48	30	18	257

Source: Field Survey (2019)

The table 4.19 above shows the summary of the response of the facilities the students would love to have in their accommodation.

Table 4.20 Ranking and interpretation of facilities that Students would like in an accommodation Using Weighted Mean Score

S/N	Facilities	Weighted Response	Weighted Mean score	Interpretation	Rank
1	Community Market	1024	3.98	Significant	1
2	Wi-Fi	993	3.86	Significant	2

3	Standby Generator	989	3.85	Significant	3
4	Recreational Spots	939	3.65	Significant	4
5	Shops	923	3.59	Significant	5
6	ATM Services	916	3.56	Significant	6
7	Library	910	3.54	Significant	7
8	Restaurant	879	3.42	Indifferent	8
9	Sports facilities	787	3.06	Indifferent	9
10	Gymnasium	735	2.86	indifferent	10

Source: Field Survey (2019)

Table 4.20 above Shows the weighted mean response of Students choice of Accommodation with Community market ranking 1<sup>st</sup> and Gymnasium ranking 10<sup>th</sup>. From the table above it can be conclusively seen that the facilities that students would like in an Accommodation is Wi-Fi, Standby Generator, Shops, ATM Services, Library, Recreational spots, and Community market.

Table 4.21 Ranking and interpretation of facilities that Students would like in the choice of accommodation using Relative Importance Index.

S/ N	Facilitie s	Weigh ted Respo nse	Weigh ted Mean score	Relativ e Importa nce Index	Ra nk
1	Communi ty Market	1024	3.98	0.7969	1
2	Wi-Fi	993	3.86	0.7728	2
3	Standby Generat or	989	3.85	0.7307	3
4	Recreati onal Spots	939	3.65	0.7128	4
5	Shops	923	3.59	0.7082	5
6	ATM Services	916	3.56	0.6965	6
7	Library	910	3.54	0.6841	7
8	Restaura nt	879	3.42	0.6249	8
9	Sports facilities	787	3.06	0.6125	9

10	Gymnasi um	735	2.86	0.5720	10
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Source: Field Survey (2019)

Table 4.21 Shows the Relative Importance Index; showing the importance of Students choice of Accommodation with Community market ranking 1<sup>st</sup> and Gymnasium ranking 10<sup>th</sup>. From the table above it can be conclusively seen that the facilities in general that students would like in their Accommodation is Wi-Fi, Standby Generator, Shops, ATM Services, Library, Recreational spots, and Community market.

#### 4.3 DISCUSSION OF RESULTS

The entire number of students in FUT Minna increases every year, from one academic session to another; so also is the need for accommodation is on the high. This need has given rise to the supply of students' accommodation of various types. Apart from the hostel which is a constant in the provision of accommodation in any tertiary institution; there are other types of properties such as Tenement, Self-Contain, one-bedroom flat, two-bedroom flat, and others come from either their personal homes or relatives' homes. From the analysis gotten most students live in self-contain and tenement while others come from their homes with no specification on the type. Study has shown over time that where a student lives has effect on their academics. The effect of the accommodation type that is available to FUT Minna students on their academic performance is majorly positive, with some fairly positive and others indifferent (that is their academic performance is not determined by where they live). Hence the need to study the factors that influence their choice which were given as follows Family Decision, Friends, Personal Decision, Electricity, Water, Security,

Proximity to Market, Proximity to School, Proximity to Recreational Areas, Unplanned Off Campus Settlement, Unkempt Hostel Environment, Privacy, Scarcity of Bed Space, High cost of Living, Occupancy Ratio. The research shows that the Provision of water, privacy, electricity, proximity to school and unkempt hostel environment are the major indicators that affect students' preference for accommodation with other factors not of much concern in their choice. Hence the need to seek their opinion on the model of property they would desire and where it should be located; this study was carried out on both campuses due to the effect of location and neighbourhood facilities on the type of property.

For Bosso: The research shows that the choice of location made was off campus close to school (the proposed site is Beside Wasika primary school, opposite Gidan Matasa, Off Okada Road) due to the availability of most facilities located on campus in the off campus, most students would like to go for an accommodation that is in a clean environment, with good functioning facilities in a self-contain format, which is serene and well furnished, and also in a safe and well planned area. The facilities that students would like in an Accommodation is Wi-Fi, Standby Generator, Shops, ATM Services, Library, and Sports complex. Most of the students want to live as two in a room and pay ₦61,485.15

For Gidan Kwano: The research shows that the choice of location made was on campus (the proposed site is behind Boys hostel, along Staff quarters); due to the availability of most facilities located on campus that are not off campus; most student would like to go for an accommodation that is in a clean and safe environment, with good functioning facilities in a self-contain format, which is spacious and well planned. The facilities that students would like in an Accommodation is Wi-Fi, Standby Generator, Shops, ATM Services, Library, Recreational spots, and Community market. Most of the students want to live as two in a room and pay ₦59,887.16

The two model description shows that the effect of location and neighbourhood facilities guided the choice of the accommodation type of both campuses. Bosso is located in town having market and recreational spots, while the absence of indoor sports

complex also influenced their choice. Meanwhile Gidan Kwano is located far from town having no market or recreational spots and there is the presence of Sports complex. The other facilities such as Wi-Fi, Standby Generator, Shops, ATM Services, Library were constant in the choice of students' accommodation.

## V. SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATION

### 5.1 SUMMARY OF FINDINGS

For the purpose of this study the following outcomes were revealed based on the results gotten from the analysis of information collected from the entire survey;

1. The findings from the shows and revealed that the increase of students' population increases as the need for accommodation increases also.
2. The findings from the work shows that the predominant type of accommodation available to students are tenement, self-contain, one bed-room flat; as some of the students comes from their personal/relative's houses.
3. The findings show that their current accommodation has a positive and fairly positive effect on their academics.
4. The findings show that major factors that makes students' preference of accommodation are water, privacy, electricity, proximity to school, and unkempt hostel environment.
5. The findings revealed that the accommodation model for students in Bosso is a self-contain located off campus close to school having good functioning facilities, in a well-planned, serene safe and clean environment; having facilities such as is Wi-Fi, Standby Generator, Shops, ATM Services, Library, and Sports complex.
6. The findings revealed that the accommodation model for students in Gidan Kwano is a self-contain located On campus having good functioning facilities, in a well-planned, safe and clean environment; having facilities such as Wi-Fi, Standby Generator, Shops, ATM Services, Library, Recreational spots, and Community market.
7. The findings show that students on both campuses would like to stay two in a room, with those in



Bosso willing to pay ₦61,485.15 and those in Gidan Kwano willing to pay ₦59,887.16.

8. The two model description shows that the effect of location and neighbourhood facilities guided the choice of the accommodation type of both campuses.

### 5.2 CONCLUSION

The aim of the work is to analyse the choice of students' accommodation in FUT Minna with a view to studying their reasons and recommending a prototype model of accommodation a student of Federal University of Technology, Minna needs. The research revealed that the paucity of on campus housing has given rise to the different types of accommodation available to student and this accommodation has an impact on their academics. The factors that influence students' preference of accommodation is dependent on the type of accommodation available to them; though the choice may be objective or subjective but choices are made based on need which must be taken into consideration while providing an accommodation for students.

### 5.3 RECOMMENDATION

From the findings and conclusion above, the following were recommended are by the researcher;

1. The Public Authority in conjunction with the school management should make effort to provide more accommodation that would cater for the growing population of students; as the university plans to expand the main campus.
2. The university management should give more priority to the opinion of students for the provision of infrastructure for them as they are the major user.
3. The university management should lease out lands in the school to private developers for the construction of student hostel.
4. The university management should lease out lands in the school to private investors to develop community markets, recreational areas, banks, staff schools, and more staff quarters.
5. Hostel management should be given to the hands of private experts for better maintenance and upkeep.

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