

A Study of Social, Physical Qualities and Satisfaction in Selected Students Halls of Residence, University of Ibadan, Nigeria

*Muyiwa Lawrence Akinluyi

**Ph.D. Candidate, Department of Architecture, Obafemi Awolowo University, Ile Ife, Lecturer at Architecture, Joseph Ayo Babalola University (JABU), Ikeji-Arakeji, P.M.B 5006, Osun-State, Nigeria.*

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ABSTRACT: The study evaluated the physical qualities and satisfaction in students' housing in selected Students' Housing for the University of Ibadan. Through survey method, eight hostels were purposively selected to capture variation in gender, level of study and hostel design. The sampling frame showed that 5605 students at UI were found in 2,147 rooms. One out of every 10 (10%) of the rooms were selected which amounted to 215 students selected. The result shows that the functional qualities of the hostels were perceived among the students to be well above average (55.3%). Similarly, both aesthetics (95.8%) and structural (89.3%) qualities of the hostels were perceived to be excellent among the students. Also, respondents were satisfied with various services and amenities provided in the Halls of Residence (54.4%) and 35.3% expressed neutral satisfaction. The study concluded that, Physical qualities and Satisfaction are important in the study of Students' Housing Design.

Keywords: *Physical quality, Satisfaction, Students' Housing, University.*

INTRODUCTION

The study of the physical qualities and satisfaction in students' Housing for the University is an important aspect of housing study because globally, Students' Housing are living and learning types of accommodation consisting of shared housing facilities and amenities for the community residents who use it. They are normally built on-campus, owned by the university, provided for inexpensive chargeable rooms, and administered to accommodate the undergraduate or postgraduate students. Students' Housing sometimes draws upon the model of the conventional family house, (Nurul ,Yusof &. Osman, 2011). Students' housing is a major types of accommodation for university students who are in a transitory stage of life and very little is known about this category of users with respect to dwellings, (Gifford, 1997). Susilawati, (2001) &Khozaei, (2010) define student Housing as a building with many rooms in which each room contains several beds. According to this definition, Students' Housing provides sleeping and living quarters, usually without private bathrooms, for a large number

of people and such Housing is furnished and rented by the students. In addition, Students' Housing goes by many names, such as Halls of Residence, (Amole, 2005), Student Dormitory (Kaya & Erkip, 2001), Catered Halls (Price et al., 2003), University Housing (Bland & Schoenauer, 1966) and Hostels (Dahlan, 2009; Khozaei, 2010). Students' Housing signifies the house built with some institutional or formal characteristics. There are two form of Students' Housing: We have On-campus and off-campus types of Students' Housing. The On-campus type is usually situated inside the campus while the Off-campus type is situated outside the campus. The major need addressed by such facilities is dwelling, but it should be argued that the desire to interact and socialize with friends or to attain a desired social status may explain why individuals demand some Housing facilities. The Students' Complex offers rooms that are equipped with complete facilities and services, but the space can also encourage friendships and provide a silent study environment. The Students' Housing facilities consist of Study-bedrooms, bathrooms and laundry rooms, Pantry, Leisure Rooms (i.e., Study Areas, Computer Centres, Television Lounges, Meeting Rooms and other Support Services (i.e., Parking Lots, Cafeteria, Mini Markets, Surveillance

*Corresponding Author Email: akinluyi_muyiwa@yahoo.com

Systems and Security Guards), (Nurul, Yusof & Osman, 2011). However, it is also important; to assess how certain aspects of physical characteristics contributes to Satisfaction, (Aragones, Francescasto & Garling, 2002). It has been shown that evaluating Student Housing with Physical qualities allows us to gain knowledge about specific actions that can maximize residential satisfaction and reduce dissatisfaction as much as possible. This is important for students' well-being and academic performance. Residential Satisfaction from multi-dimensional perspectives is especially important because it emphasizes that most interventions aimed at remedial actions are likely to succeed only to the extent that they address all the relevant domains, not just one, (Aragones, Francescasto & Garling, 2002). Residential Satisfaction Research, when properly set up, allows for detailed analysis of the relative contribution of specific elements, characteristics, and features of the complex system which we refer to as Housing and creating conditions congruent with its inhabitants' aspirations.

This study was designed to evaluate the physical qualities of the students' hostels (functional, aesthetic, structural qualities) and satisfaction in the selected hostels for the University of Ibadan, Oyo-State.

Literature Review

Theoretical Perspectives of Residential Satisfaction

A more robust view of Residential Satisfaction was developed by Francescato, et al. (1989) who conceptualized Satisfaction as an attitude and a multi-faceted construct which has cognitive, affective and behavioural dimensions. They assert that this definition of satisfaction is more comprehensive and that it accounts for the low productive strength of the construct.

The cognitive approach: This has typically taken the form of residents' evaluation of both specific and general aspects of residential quality. (e.g. Carp & Carp, 1982; Bonaiuto et al, 2004). Also the concept of Residential Satisfaction expressed by residents depends on the comparisons they make between the situation they experience and their expected or aspired standards, (Canter & Rees 1982).

The affective approach: The definitions in terms of the affective component viewed Residential Satisfaction as the experience of pleasure or gratification derived from living in a specific place, and the feeling toward such a place (Bonaiuto, 2004). The concept is a function of the pleasure derived from encounters with the dwelling (Weidemann & Anderson, 1985). Also an evaluation of the affective component has taken the form of two constructs, namely: The affective qualities of places and places attachment, (Guiliani, 2003). It is a global representation of the affective response of people to their Social-physical environment.

The behavioural approach: Although the concepts of Housing Satisfaction concerning the behavioural component are less frequent. The studies of the behavioural aspect explore the behavioural intentions, the 'attitude' of residents. Within the

perception process, it is understandable that when residents like their neighbourhood, they are less likely to move out. As a result, Residential Satisfaction can be seen as an intervening variable to help understand residential mobility, (e.g. Marans, 1976; Speare, 1974). The two approaches commonly adopted in the studies of users' responses are: The aspiration-gap approach, (Galster 1987, Amole & Mills-Tettey 1998) and the purposive approach (Canter and Rees, 1982; Oseland, 1990). The aspiration-gap approach views satisfaction as: a measure of the gap between the users' actual and aspired needs. The purposive approach conceives satisfaction as a measure of the degree to which the environment enhances or inhibits the goal of the users.

Residential Satisfaction has also been conceptualized based on the notion that it is a composite construct of the indices of satisfaction which respondents perceive with dwelling-unit features and support services; public facilities, social environment and neighbourhood facilities. According to Amerigo & Aragones (1997), objective attributes of the residential environment, once they have been evaluated by the individual, become subjective, giving rise to a certain degree of satisfaction. Subjective attributes are influenced by the subject's socio-demographic and personal characteristics as well as residential quality pattern of individual which form the basis of Residential Satisfaction of the inhabitants, (Mohit, Ibrahim & Rashid, 2010).

Residential satisfaction is also conceptualized as a multi-dimensional construct. Various attributes of Housing to which users respond in relation to Satisfaction are categorized along a number of dimensions. Canter & Rees (1982) referred to these attributes as the referent of interaction while Francescato (2002) referred to them as the domain of the environment. Generally, these attributes have been categorized in the literature as social/psychological Management/organizational and physical management, (Amole, 2008). Residential Satisfaction is an important concept in the study of student housing which leads to the studies of residential satisfaction in Students' Housing.

Physical and Social Attributes Predicting Student Housing Residential Satisfaction

Studies have shown that, there are different factors that contribute to Student's Satisfaction with the residence halls experience: namely the Physical environment or Physical features such as Overcrowding "the number of people per structure", (Spencer, 1979) is another physical factor that has been shown to negatively impact Students' Housing Satisfaction with the residential environment. Abdullah, (2009) found out that student's perceptions of residence hall environment were more, when the organizational elements of the residence halls, the group living situations, the social activities and the academic environments were highly rated as some of the factors predicting Students Housing Residential Satisfaction, (Abdullah, 2009). Among the studies that investigated the influence of physical attributes of campus accommodation on Students' Satisfaction is Kayas' & Erkip's (2001) research on

Students' Housing setting at Bilkent University, Ankara. The study found out that, the students living on the highest floor perceived their rooms larger and found them less crowded in comparison to those on the lowest floor. The study postulated that students' perception of their privacy led to an increase in the level of students' satisfaction with their living condition. Privacy, feeling of crowding and control over space have also been the focus in a variety of studies in Students' Housing as an important predicting factor of satisfaction. These studies found out that the physical factors of the 'built environment' affect the people's perception of privacy and crowding. Similarly, the study of Karlin, et al. (1979) posited that hostel room size can indeed influence students' level of satisfaction. For instance, their study found that students who lived in triple sharing rooms were less satisfied and unhappier with their living conditions than students residing in double sharing rooms. In the study conducted by Khozaei, Ayub & Hassan, (2010) to investigate the most factors predicting Students' Satisfaction with University Hostels in Malaysia, the result of the study suggests that Satisfaction with Fees, Distance from University Facilities, Room Safety, Room Size, Hostel Security, and Hostel Facilities are the most important factors which predict undergraduate Students' Satisfaction with their Hostel. This study also reveals that there was also a significant difference in the satisfaction level between inside and outside students' hostels. It also confirmed that most important factors that influenced Students' Satisfaction levels were distance from the university facilities, the exterior condition of the Hostel, Hostel population and Satisfaction with transport, Hostel Security, Room Size, and Room Safety. The authors concluded that the understanding of Factors Predicting Students' Satisfaction can assist universities to undertake changes to increase satisfaction among them, (Khozaei, Ayub & Hassan, (2010). Most of the previous scholars have argued and tended to concentrate on the physical attributes of Students' Housing as the main determinant of student residential satisfaction. Therefore, the overall student residential satisfaction does not only depend on physical attributes alone but other potential factors. Social attributes can be identified as the influential sources in determining the overall student housing residential satisfaction. A few studies declared that variability of students' social attributes, for instance, gender, economic status, duration of staying, sense of sharing, ethnicity, relationship with friends, and individual's home experience are also important and should not be ignored, (Najib, Yusof & Osman, 2011).

Physical Qualities: Studies have shown that, the three main concerned of architecture are: functional, aesthetic and structural qualities of the hostels. This study refers to these as Physical Qualities/Attributes. The functional qualities are: the quality of the hostel generally, the location of the hall in the university, the access between the blocks in the hall, the location of the buttry and reading room, the location of the sanitary facilities and kitchenette, the number of persons in the hall, privacy in the room, the number of persons in the room,

the size of the room, the arrangement of fixtures and fittings in the room and the arrangement of rooms on floor. The aesthetics quality indicators refer to the; the beauty of the hostel, the attractiveness of the hostel generally, how impressive the hostel is and how much you do like the look of the hostel. The structural quality indicators of the hostels refers to the; the quality of the construction, safety from slippery and indoor injury, the finishes and fitting in the bed room generally, the finishes and fittings in the hostel.

Study Area: Oyo-state is an inland state in the south-western, Nigeria. It covers an area of approximately 27,249 square kilometers, lies between longitude 3o 35' & 4o 42' and latitude 8o 15' & 9o 00' others as indicated in Fig. 1 Oyo-state consists of private and public Universities. The city of Ibadan is located approximately on longitude 3051 East of the Greenwich Meridian and latitude 70231 North of the Equator at a distance of 145kilometres North east of Lagos as indicated in the Fig. 2 The University of Ibadan is an old generation University and the oldest degree awarding institution in Nigeria, located 8 kilometres from the centre of the city, south Western Nigeria as indicated in the figure.2 The University was founded on 17 November 1948 as a College of the London and became an autonomous University in 1964. University of Ibadan is located on the latitude 7.44170 N and longitude 3.90000E. The University has over 12,000 students and besides, the College of Medicine, there are ten other faculties as indicated in the Fig 3.

Description of Halls of Residence at University of Ibadan

The major halls of undergraduate residences for males are: Tedder, Sultan Bello, Kuti, Mellanby, Nnamdi Azikiwe and Independence Halls. Those for Females are: Queen Elizabeth II and Queen Idia Halls. For mixed hostel are: Obafemi Awolowo Hall (mixed, undergraduate and Postgraduate), Tafawa Balewa Hall (mixed, Postgraduate), Alexander Brown Hall (mixed, clinical medical, dental and physiotherapy students), Abdulsalam Abubakar Hall (mixed, Postgraduate). Most of the hostels are low-rise two-storey buildings such as (Tafawa Balewa, Tedder, Mellanby Halls) (Figs.4, 6 & 7). All the hostels except (Obafemi Awolowo Hall, Tafawa Balewa Hall, Alexander Brown Hall and Abdulsalam Abubakar Hall) (Fig.14), are single-sex halls. (Plates Figs.14 & 16). In all, there are two female halls, six male halls, and four mixed-sex hall. The halls of residence shared facilities together such as bedroom, which are the most private space and most of the rooms, are four and triple bedded spaces for undergraduate while single, double and triple-bedded spaces are for the Postgraduate students (Figs 14, 15 & 16). A standard student's room in the hall has a ceiling fan, four wardrobes, beds and mattresses, two fluorescent fittings and louver blade windows. Sometimes, the halls are provided with a balcony or a back terrace as an additional facility. The second was the "floor" which comprised bedrooms and their accesses. The floor was less private. Facilities shared at this level included bathrooms, w.c, kitchenettes, Stair case (Figs 12, 13 & 17) and the corridor

access (Fig. 10 & 11). The designs of the halls are deliberately not identical. For example, The Mellanby, Tedder, Kuti, Sultan Bello and Queen Elizabeth (II) halls were designed by Maxwell Fry while Jane and Messrs Watkins Gray and Partners designed Alexander Brown Hall. The two larger halls, Independence and Nnamdi Azikiwe Halls, were designed by Messrs Design Group (Nigeria) Ltd. Obafemi Awolowo Hall was designed by Allied Group of Architects, while Tafawa Balewa and Idia Halls were designed by Messrs Aderele-Omisore-Adebanjo Associates. The University Management had since provided the hall with

the following items: window-netting for all the rooms in the hall, 1,000 Units of 600mm Vono bed and mattresses to match and 1,000 iron chairs, Complete renovation of facilities in the hall, furnishing of temporary common rooms in each block, furnishing of all the reading rooms in each block, provision of temporary cafeteria facility in the hall, two deep wells to supplement water supply, two deep industrial bore-hole with huge plastic tanks supplementing water supply in each block, provision of sports equipment and facilities and Computers for internet access facility in the hall.

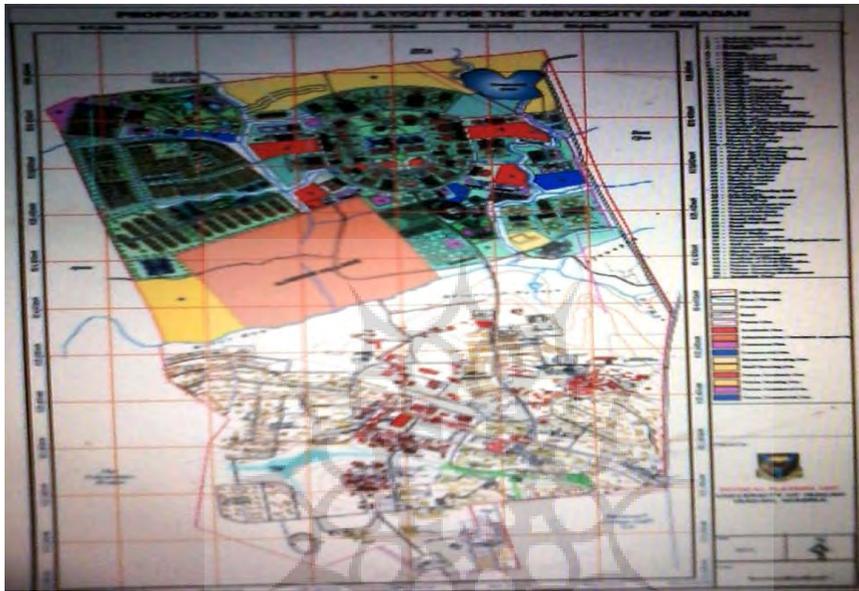


Fig. 3: Master Plan of UI.



Fig.4: The Tafawa Balewa Hall of residence



Fig.5 : The Kuti Hall of residence.



Fig.6: The Mellamby Hall of Residence



Fig.7: The Tedder Hall of Residence



Fig.8: Sultan Bello Hall of Residence



Fig.9: Obafemi Awolowo Hall



Fig.10: Namadi Azikiwe Hall of Residence

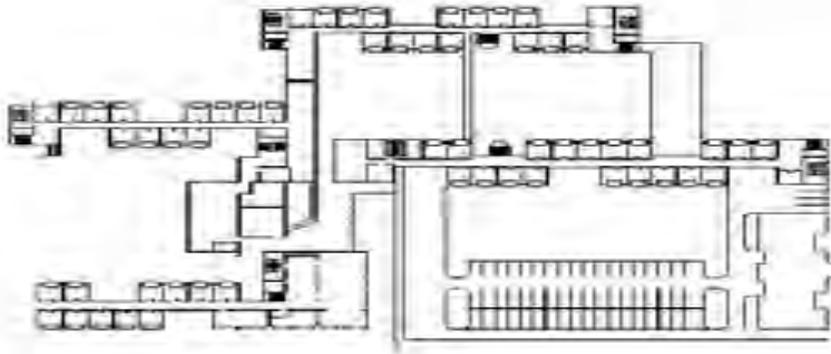


Fig.10: The Plan of Idia Hall of Residence at university of Ibadan

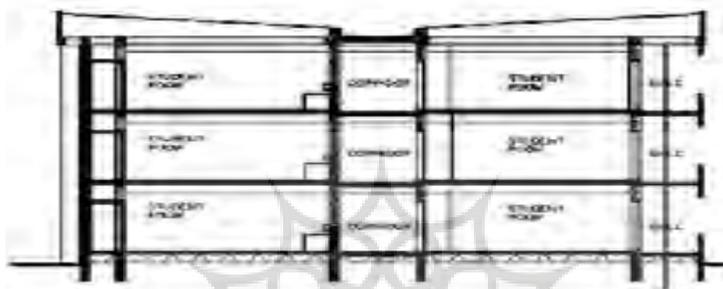


Fig.11: The Section of Idia Hall of Residence at university of Ibadan



Fig.12: Bathroom provided at UI hostel



Fig.13: WC provided at UI hostel



Fig.14: Bedroom provided at UI hostel



Fig.15: Fixtures & furniture provided at UI hotel



Fig.16: Bedroom provided at UI hostel PG



Fig.17: Stair way provided at UI hostel

Population in Hall of Residence at University of Ibadan

The University of Ibadan has twelve (12) halls of residence consisting of three Post Graduate Halls and nine undergraduate halls. The twelve halls have a total bed space of nine thousand, Eight hundred and fifty nine (9,859) students. These halls of residence have common characteristics. Mellanby hall is located on the north of the university court. It is the first residential hall in the university. The hall was named after the first Principal of the University College, Ibadan, (1974-1953). The hall has a capacity of five hundred and fifty (550) bed spaces (Plate 1:19). Tedder Hall is located at the west of the University court and adjacent to Mellanby. The hall was named after Lord Tedder, Mashall of the Royal Air Force and Chancellor of Cambridge University (1950-1967). The hall has a capacity of five hundred and forty (540) bed spaces (Plate 2.4). Kuti hall is another hall of residence in the University of Ibadan located on the eastern end of Niger Road of the University.

The hall was named after the Late Rev. Israel Oladotun Ransome-Kuti and has a capacity of five hundred and fifty four (554) bed spaces (Fig.5). Sultan Bello Hall is located on the West of Kuti Hall, along Niger Road of the University. It was formally opened in 1962 by the Late Sir Alhaji Ahmadu Bello (1908-1966) and was named after his grandfather. The hall has a capacity of four hundred and sixty eight (468) bed spaces for students (Fig.13). Queen Elizabeth II Hall is located along Oduduwa Road of the University. It is a female

undergraduate hall and was named after Her Majesty, Queen Elizabeth II of Great Britain and Northern Ireland and formally opened in February 1956 by the Queen. The hall has a capacity of One Thousand Two Hundred and Seventy Five (1,275) bed spaces for students. Alexander Brown Hall is one of the hostels in the University, located at the College of Medicine, University College Hospital. Alexander Brown Hall is a mixed Hall for Clinical Students and was named after Late Professor Alexander Brown; the Professor of Medicine of the University in 1971. The hall has a capacity of Six Hundred and Fifty Seven (657) bed spaces for students. Another hall in the University of Ibadan is the Independence Hall, located at the end of El-Kanemi Road of the University. It was formally opened in 1961 in commemoration of Nigeria's attainment of independence on the first of October 1960. The hall has a capacity of nine hundred and forty (940) bed spaces for students. Nnamdi Azikwe Hall is named after the first Governor-General of independent Nigeria and first President of the Federal Republic of Nigeria. The hall has a capacity of nine hundred and eighty (980) bed spaces for students (Fig.10). Also, Idia Hall is one of the halls at UI located along Barth Road and adjacent to the International School of the University. It is the second female hall built in 1975 and was named after a Bini Queen.

The hall has a capacity of one thousand two hundred and seventy-five (1,275) bed spaces for students. Obafemi Awolowo hall is located, off Barth road of the University. It is a Post Graduate and undergraduate hall of residence opened in 1968 and named after the first Prime Minister of western Nigeria. The hall has

a capacity of one thousand, five hundred (1,500) bed spaces for students (Fig.9). Tafawa Balawa hall is located along El-Kanemi road and directly behind Sultan Bello hall of the University. It was formally opened in 1961 in commemoration of Nigeria's attainment of independence on October 1960 and has a capacity of two hundred and seven (207) bed spaces for students. Abdulsalami Abubakar Hall named after Abdulsalami Abubakar former Nigeria head of states located along Barth road and opposite Idia hall of the university. The Hall has a capacity of six hundred and eighty four (684) bed spaces for students (Fig.16). Population distribution of hostel types at UI is depicted in the Table 1.

the responsibility of a Hall Master/Mistress and a Hall Warden. The Hall Master/Mistress is appointed by the Vice Chancellor. Such appointment is on the recommendation of the Dean of Students Affairs for a period of three years, renewable once for only two years immediately.

The Lodgings Unit of the Student Affairs Division is responsible for allocation of students to bed spaces and the halls of residence. The unit ensures that the University Policy of total accommodation for fresh students is maintained while accommodation of the returning students is not neglected by the unit. Also, the routine general secretariat administration of all the halls of residence is being co-ordinated by the unit. In

Table 1. Population Distribution of Hostel types at UI
(Source: U I Lodging Units of Students' Affairs, 2012).

Name of Hall	Level of Study	Gender	No of Blocks	No of Rooms	No of Students
Alexander Brown Hall	Undergraduate	Mixed	6	305	693
Awolowo Hall	Undergraduate/ Postgraduate	Mixed	9	577	1,618
Independence Hall	Undergraduate	Male	4	253	956
Kuti Hall	Undergraduate	Male	5	207	557
Mellanby Hall	Undergraduate	Male	4	208	565
Abdusalam Abubakar Hall	Postgraduate	Mixed	4	20	700
NnamdiAzikwe	Undergraduate	Male	4	253	940
Queen Elizabeth Hall	Undergraduate	Female	8	218	580
Queen Idia	Undergraduate	Female	4	299	956
Sultan Bello	Undergraduate	Male	5	172	422
Tafawa Balewa	Postgraduate	Mixed	5	186	207
Tedder Hall	Undergraduate	Male	4	195	549
Total			62	2,893	8,743

Management Structures of Student Halls of Residence in University of Ibadan

The management structures of students' accommodation in UI are categorized as follows: Management strategies, Hostels and Bed spaces method of allocation, accommodation fees, as well as rules and regulation guiding the use of the hostels. Each Hall of Residence has a Management Committee, which is responsible for matters of general policy for the Management, social, athletic and intellectual activities of the Hall. The Management Committee is given powers to arrange its own social, cultural, or intellectual activities designed to preserve, develop and enrich the traditions of the Hall and make life in the Hall generally interesting and worthwhile. The Management Committee consists of the Hall Master/Mistress, the Hall Warden and Assistant Wardens, the Hall Supervisor and elected offices of student that are members of the Hall. The supervision and administration of the activities in each hall is

in addition, it entertains students' complaints on accommodation as well as off-campus accommodation matters. Provision of temporary accommodation to visiting students is another responsibility under the purview of the Lodging Officer. Besides, the unit oversees the catering services as rendered by independent catering contractors in the halls of residence. University Student Lodging Bureau (USLB), was established in 2006 to oversee the operation and management of the campus accommodation facilities. It also manages the operation of a database and information system on affordable student accommodation facilities off-campus. The Bureau was not active until 2009 when the pioneer manager was employed. The functions of the Bureau are listed as follows:
Renovate, maintain and clean the existing facilities to suit the needs and wants of students and the university. Secure the existing facilities against theft, fire and other possible disasters. Management of student's hall database.

Manage occupant's relationships and ensure observance of the prescribed Rules and Regulations.

Provide relevant information pertaining to matters on accommodation generally and off campus accommodation in particular.

Consider the views of students and university management in improving the services of the bureau.

Address the accommodation needs of the students in a fair, transparent and cost effective manner.

Search for suitable off-campus hostels and assist students to get affordable and conducive accommodation.

Provide other services that will make halls of residence and hostels environmental friendly.

Organise the allocation of students to the hall of residence.

Advise the university on the ways to improve students' accommodation services.

Accommodations at UI are rented for an academic year at a fee per bed-space per session. The accommodation fees are usually fourteen thousand naira (#14,000.00) only and all rents are payable in advance for the session at the Bursary. The fees are usually determined by the Hall Management Board after due consultation with relevant stake-holders, and subsequently approved by Senate. The penalty for an infraction of this regulation is summary ejection from the hall. It is an offence punishable by a fine of up to #1,000.00 and/or expulsion from the hall,

Rules and regulations are other aspects of hostel structure at UI. All students officially allocated bed spaces in the halls of residence are made to sign an undertaking to be of good behaviour and to abide by university Rules and Regulations as stated below:

Cooking inside rooms is strictly prohibited. Students must use the kitchenettes provided in each hall or any other appropriate place approved by the hostel managers. Any student(s) who contravene(s) this regulation will have his / her cooking materials seized and also face severe disciplinary action, including ejection

from the hostel and / or suspension from the university.

Transfer of classroom, library, lecture, theatre or cafeteria furniture / equipment into students' rooms is strictly prohibited. Students may receive visitors between 4.00pm and 9.00pm on week days and between 9.00am and 9.00pm on weekends and public holidays.

Students who withdraw from the hall for any reason, or are dismissed from the university for any Reason whatsoever shall not be entitled to return to the Hall as of right; neither are they entitled to any refund of accommodation fees or any other regular charges for the period of absence from the hall.

Squatting is prohibited. Any infraction of this regulation will lead to summary ejection of both the host and the squatter from the Hall.

Students are liable for any careless or wilful destruction or damage of University property for which they are responsible.

At the close of the semester, students are required to return all keys and other university property in their possession immediately.

The right to occupy a room is not transferable. The penalty for an infraction of this regulation is summary ejection from the hall. It is an offence punishable by a fine of up to one thousand naira (#1,000.00) and/or expulsion from the hall.

MATERIALS AND METHODS

Primary data were obtained through survey method. University of Ibadan (UI) was the University of Study. Eight (Kuti, Mellanby, Sultan Bello, Queen Elizabeth, Queen Idia, Tafawa Balewa, Abdusalam Abubakar and Awolowo) hostels were purposively selected to capture variation in gender, level of study and hostel design. The sampling frame showed that 5605 students were found in 2,147 rooms. One out of every 10 (10%) of the rooms were selected which amounted to 215 students sampled. Secondary data was obtained from the Physical Planning Department of UI. The data collected were analyzed using descriptive and inferential statistics. (Table 2)

Table 2. Sample frame at UI.

S/N	University of Ibadan			
	Hall selected	No of Rooms	No of students per Hall	No of Students selected
1	Kuti	207	557	21
2	Malanby	208	565	21
3	Idia	299	956	30
4	Elisabeth	218	580	22
5	Tafawa Balewa	186	207	18
6	Abdusalam	280	700	28
7	Awolowo	577	1618	58
8	Sultan	172	422	17
	Total	2,147	5,605	215

RESULTS AND DISCUSSION

This study presents the research findings obtained on the socio-economic characteristic of the students who reside in the selected halls of residence at UI, Oyo State. The socio-economic characteristic of the students obtained are represented in the table 4.0. With regards to the gender of all respondents in this study, among the students, 56.3% were males while 43.7% were females. The summary is depicted in the table below. Selection was at random and everyone has equal chance of being selected for this study. This finding shows that more male students were sampled when compared to her female counterpart. The summary is depicted in the table 4.0.

Li et al. (2007) opined that the tendency to have greater satisfaction with the overall campus student housing experiences is higher among the female students if compared to male students.

Also, 47.4% were between 15 and 20 years, 38.1% were between 21 and 25 years, 11.5% were between 26 and 30 years while 2.8% were above 30 years old. The summary is tabulated in the table 4.0. The majority of the students interviewed are between the ages of 15-20 years. Francescato et al. (1979), refers to age of respondents as the objective

characteristics of the residents when defining Residential Satisfaction as a function. Therefore, age is an important social attributes of overall student's residential satisfaction. It is noteworthy that none of the respondents was divorced, separated or widowed as all were either single or married. About 94.9% of all respondents enrolled for the study were single while the remaining 5.1% were married. Numerically and statistically, there is a wide difference between the proportion of respondents who were married and the proportion that were single. These findings show that majority of the students interviewed at UI are not married. Table 4.0 shows the summary of the marital status of respondents. Also, 34.4% of UI respondents were in the first year, 10.7% were in the second year, 16.3% were in the third year, 14.9% were in the fourth year, 2.3% were in the fifth year and the remaining 21.4% were the postgraduate students. The postgraduate students include the MA, M.Sc, M.Ed, M.Phil and Ph.D. students. The finding implies that, the majority of the students interviewed were postgraduate students. Table 3 shows the summary of the respondent's level of study. Amole (2009), supports the fact that student's level of study is an important factor in the study of residential satisfaction.

Table 3. Socio-economic characteristics of the Users

Socio-economic characteristics	Frequency n(215)	Percentage %
Gender		
Male	121	56.3
Female	94	43.7
Age		
15-20	102	47.4
21-25	82	38.1
26-30	25	11.6
30 and above	6	2.8
Marital Status		
Single	204	94.9
Married	11	5.1
Level of study of Respondents		
100level	74	34.4
200level	23	10.7
300level	35	16.3
400level	32	14.9
500level	5	2.3
Postgraduate level	46	21.4
Means of sponsorship		
Parents	171	79.5
Self	25	11.6

Continue of Table 3. Socio-economic characteristics of the Users

Socio-economic characteristics	Frequency n(215)	Percentage %
Family	16	7.4
Co-operative	3	1.4
Experience of boarding house		
Yes	110	51.2
No	105	48.8
Monthly Income		
>2000	9	4.2
2000-5000	37	17.2
5000-10000	98	45.6
10000-15000	38	17.7
15000-20000	25	11.6
<20000	8	3.7
Faculty to which students belong		
Science	40	18.6
Engineering	47	21.9
Education	49	22
Agric	40	18.6
Health sciences	23	10.7
Social Sciences	23	10.7
Opinion on Accommodation Fees		
Too high	105	48.8
Good	85	39.5
Indifferent	25	11.6
Number of session spent in the hostel		
One session	99	46.0
Two sessions	40	18.6
Three sessions	49	22.8
Four sessions	17	7.9
Five sessions	13	6.0
Number of People per Room		
One	17	7.9
Two	66	30.6
Three	50	23.3
Four	36	16.7
Five	46	21.4

However, means of sponsorship is an important socio-economic question aimed to know the financial status of each of the respondents which is more likely to determine his/her taste. With regards to sponsorship or who is responsible for the respondents' schooling expenses, among the respondents, 79.5% of selected students were being sponsored by their parents, 11.6% were sponsoring themselves, 7.4% were being sponsored by their family while less than 1.4% was being sponsored by cooperatives. This finding is evidence that

majority of the students who resides on campus purposely built hostels in UI are being sponsored by their parents. The summary is depicted in the table 4.0. Means of sponsorship have been identified as one of the Socio-economic status of residents, which have been demonstrated to have an impact on subjective evaluation, due to differences in expectations. (Baba & Austin, 1989). When asked if respondents ever lived in the boarding house before, 51.2% responded in the negative compared to 48.8% of respondents who responded in

the affirmative. The result is depicted in the Table 4 From the findings it was noted that, over half of the students sampled have not lived in a boarding house before. This finding is an evidence that majority of the students who resides in the on-campus purposely built hostels have lived in a boarding house before. Also, respondents of UI were asked the average amount of money they have as pocket money or schooling maintenance money. This question gives an idea of the financial standing of students and determines their economic power and taste, 4.2% of selected students reportedly collected less than #2000, 17.2% collected between #2000 and #5000, 45.6% collected between #5000 and #10000, 17.7% collected between #10000 and #15000, 11.6% collected between #15000 and #20000 while 3.7% collected #20000 and above per month. Table 4.0 show the summary of the assumed financial capability of respondents. It is therefore, concluded that, the students of UI are of better financial status. Monthly income level is important in determining student's residential satisfaction. Good economic background may ensure that, students can conquer everything they wish and aspire hence, they can live enjoyable lives. Parkes et al. (2002) ; Smets & Uyl (2008) stated that, individuals with higher income can afford to live in the affluent residential areas. Student's income level can be judged through their family backgrounds or other financial supports such as scholarship, study loan or part-time work. Amole (2005), posited that students with higher or good economic status (family support or scholarship) could afford to rent rooms with better qualities provided in the student housing as they desire. Curtis & Klapper (2005), explained that students who come from wealthy families usually choose to stay in rented houses or flats rather than in the university's student housing. This scenario shows that students with good economic status may have to choose what they like. Respondents were asked to state their course of study but analysis renders it a bit difficult to comprehend because they were so many. Therefore to make it more meaningful, they were categorized into faculties, 18.6% of selected respondents were in the faculty of sciences, 21.9% were in the faculty of engineering, 22% were in the faculty of education, 18.6% were in the faculty of agriculture, 10.7% were in the faculty of health sciences while the remaining 10.7% were in the faculty of social sciences. Table 4 shows the summary of the student's faculty, majority of UI students sampled are from the faculty of Education and Engineering. Respondents were also asked the amount of money they paid for the spaces they were allocated in the hostels. This question was asked to see if they buy from each and at what price the market value. University of Ibadan undergraduate respondents paid #14000 and #15000 per session for the spaces to include other related fees while the postgraduates counterparts paid between #20000 and #25000 per session to include other related fees. This gives an average of #17,500. The average preferred cost of the accommodation by University of Ibadan is #7500 (approximated to the nearest hundreds). It can therefore be concluded that, the official accommodation fees paid for bed spaces by the students in UI is of higher cost between 14000-25000. Larger proportion

of students sampled complained about the high rate official accommodation fees paid for their bed spaces

Also, 46.0% of the respondents were spending their first session in the hostel, 18.6% were spending their second session there, 22.8% were spending their third session, 7.9% were spending their fourth session and 6.0% were spending their fifth year in the hostel. Majority of the students sampled had spent between 1-2 sessions in their various hostels. See table 4.0 for detailed explanations. However, 7.9% of respondents selected for the study were officially allocated to single person room, 30.6% were officially allocated to two-person room, 23.3% of respondents room were officially allocated to three person, 16.7% were officially allocated to four persons, 21.4% of respondent room were officially allocated five persons. The result is depicted in the Table 4. This question was asked particularly to investigate if the number of the students allocated by the management stays in these hostels. Finding shows that six or more people staying in a room are not common in UI. Also, one, two and three bedded rooms are more common in UI, these is a reflection of the postgraduate students sampled in the university. However, number of people per room is one of the factors that influenced students' residential satisfaction levels (Khozaei, et al., 2010).

Evaluation of Functional, Aesthetic, Structural Qualities

These objective reports the research findings obtained on functional, aesthetics and structural qualities of the selected hostels in University of Ibadan. The functional qualities indicators refers to the; the quality of the hostel generally, the location of the hall in the university, the access between the blocks in the hall, the location of the buttry and reading room, the location of the sanitary facilities and kitchenette, the number of persons in the hall, privacy in the room, the number of persons in the room, the size of the room, the arrangement of fixtures and fittings in the room and the arrangement of rooms on floor. The aesthetics qualities indicators refers to the; the beauty of the hostel generally, the attractiveness of the hostel generally, how impressive the hostel is and how much do you like the look of the hostel. The structural qualities indicators of the hostels refers to the; the quality of the hostel construction generally, safety from slippery and indoor injury, the finishes and fitting in the bed room, and the finishes and fittings in the hostel.

Functional Quality at the University of Ibadan Hostels

The assessed functional qualities of the halls of residence are largely poor with about 38.7% of respondents reporting poor functional quality. Also about 31.6% reported a fair level of functional quality, 6.0% reported a very poor functional quality while a paltry 7% reported very good. Four important questions were responsible for this. They are: the number of persons in the hall, number of persons in the room, privacy in your room and the location of the hostel in relation to other buildings in the university. This depicts that the functional quality of the hostel in being defeated by ever increasing population of students in the undergraduates hotels. This is supported by Amole (2005)

who claims that students assess residential satisfaction based upon the level of crowding and privacy in their rooms.

In summary, only 55.3% of UI respondents evaluated the functional quality of the hostels slightly above average. Therefore, the level of functional quality is poor generally. The above information is represented in the Table 4.

Aesthetic Quality at the University of Ibadan Hostels

The assessed aesthetic qualities of the halls of residence are largely good with about 53% of respondents reporting good aesthetic quality and another 18.6% reporting very good. Also about 24.2% reported a fair level of aesthetic quality while a paltry 3.7% reported poor aesthetic quality of the hostel. In summary, the aesthetic quality of the hostel is very good with

95.8% of respondents giving a favourable aesthetic quality. The above information is represented in the Table 5.

Structural Quality at the University of Ibadan Hostels

About 53.5% of all UI respondents reported that the structural quality of the hostel is good, 30.7% reported that it is fair, 5.1% reported very good structural quality of the hostel. Only 9.3% and 1.4% reported poor and very poor respectively. In conclusion, 89.3% of UI respondents have favourably assessed the structural quality of the hostel compared to 10.7% of respondents who are not. Table 6 summaries the information above.

Satisfaction with the Hostels Services and Amenities at the University of Ibadan

At the University of Ibadan hostel, the level of satisfaction

Table 4. Functional qualities of the Hostels at UI

		University of Ibadan		Total poor functional quality	Total good functional quality
Score	Qualities	Freq	%	%	%
10 – 18	Very poor	13	6.0	6.0+38.7	
19 – 26	Poor	83	38.7		
27 – 34	Fair	68	31.6	31.6+16.7+7.0	
35 – 42	Good	36	16.7		
43 – 50	Very good	15	7.0		
Total		215	100	44.7	55.3

Table 5. Aesthetics qualities of the Hostels at UI

		University of Ibadan		Total poor Aesthetic quality	Total good Aesthetic quality
Score	Qualities	Freq	%	%	%
5 – 9	Very poor	1	0.5	0.5+3.7	
10 – 13	Poor	5	3.7		
14 – 17	Fair	52	24.2	24.2+53.0+18.6	
18 – 21	Good	114	53.0		
22 – 25	Very good	40	18.6		
Total		215	100	4.2	95.8

Table 6. Structural qualities of the Hostels at UI

		University of Ibadan		Total poor Structural quality	Total good Structural quality
Score	Qualities	Freq	%	%	%
4 – 7	Very poor	3	1.4	1.4+9.3	
8 – 10	Poor	20	9.3		
11 – 13	Fair	66	30.7	30.7+53.5+5.1	
14 – 17	Good	115	53.5		
18 – 20	Very good	11	5.1		
Total		215	100	10.7	89.3

with various amenities provided in the hall of residence is averagely high with about 47.9% of respondents reporting so, also a high proportion reported a neutral level of satisfaction (35.3%), 6.5% reportedly very satisfied, 8.8% of respondents reportedly dissatisfied while 1.4% reportedly very dissatisfied. Conclusively, a high percentage (54.4 %) gives a favourable level of satisfaction as against 10.3% who reported otherwise and 35.3% who reported neutral satisfaction. The above information is represented in the Table 7.

functional qualities of the hostels were perceived among the students to be above average. Similarly, both aesthetics and structural qualities of the hostels were perceived to be excellent among the students. It is, therefore, concluded that the design qualities of the hostels perceived at UI were generally good and all respondents of the hotels were satisfied with various services and amenities provided in the Halls of Residence generally (54.4%) and 35.3% expressed neutral satisfaction. However, all these physical attributes should be consider in the

Table 7. General Satisfaction with the hostels Services and Amenities at U.I.

University of Ibadan				Total dissatisfied	Total Satisfied
Score	Qualities	Freq	%		
10 – 18	Very dissatisfied	3	1.4	1.4+8.8	
19 – 26	Dissatisfied	19	8.8		
27 – 34	Neutral	76	35.3		47.9+6.5
35 – 42	Satisfied	103	47.9		
43 – 50	Very satisfied	14	6.5		
Total		215	100	10.3	54.4

CONCLUSION

This study has examined the socio-economic characteristics of the students in the halls of residence in the selected halls of residence at University of Ibadan; evaluated the physical attributes (functional aesthetic and structures) and examined satisfaction in selected students' housing for University of Ibadan. The study of socio-economic characteristics is an important aspect of this research work, because it explores the behavioral characteristics of human life. The socio-economic characteristics of the students considered in this research reveals that, a total number of 215 were sampled and more male students were sampled. Most of the students that reside in hostels range between the ages of 15-20years. This study has also revealed that, most of the students sampled are single from different levels of study and course of study, majority of the students sampled are been sponsored by their parents and most of them collected money between #5,000 - #10,000 per month at home. It is therefore, concluded that, the students of UI are of better financial status. However, the official accommodation fees paid at UI is between 14000-25000. However, larger percentage of the students sampled expressed good opinion about their official accommodation fees for their bed spaces. This research also found out that, most students have even experienced staying in the boarding house before and most of them have spent between 1-3 sessions in their various prospective halls of residence now. However, this study also evaluated the physical attributes (functional, aesthetics and structural) aspects of design. The

evolution of new hostels design for the universities. This will definitely improve the overall standard of student's residential satisfaction across the universities in Nigeria.

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