

**PERFORMANCE OF PRIVATE DEVELOPERS IN HOSTEL
ACCOMODATION AROUND TERTIARY INSTITUTIONS
IN KWARA STATE
(A CASES STUDY OF OKE ODO AREA TANKE, ILORIN, KWARA
STATE)**

BY

AMIDU FADILULLAH ADEBAYO

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**BEING A PROJECT SUBMITTED TO THE DEPARTMENT OF ESTATE
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CERTIFICATION

This is to certify that this project is an original work carried out by us. The project was read and approved as meeting the requirement of the department of Estate Management and valuation of Environmental studies. Kwara State Polytechnic, Ilorin for the award of National Diploma in Estate Management.



ESV. (ALH.) HASSAN OLAREWAJU A.
(FNIVS)
(Project Supervisor)

24/07/2025
DATE



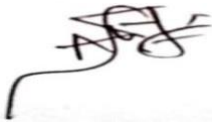
ESV. LAWAL SIMIAT B.
(MNIVS)
(Project Coordinator)

28/7/25
DATE



ALH. (ESV.) ABDULKAREEM ROSHEEDAT
(MNIVS)
(Head of Department)

25/07/2025
DATE



ESV. (ALH.) ABDUL SULE
(MNIVS)
EXTERNAL EXAMINER

18/07/2025
DATE

DEDICATION

We dedicate this project to Almighty God our creator, our strong pillar, our source of inspiration, wisdom, knowledge and understanding.

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Special thanks to God Almighty for the successful completion of this project. May His name be praised.

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ABSTRACT

The rapid increase in student population across Nigerian tertiary institutions has placed considerable strain on existing on-campus accommodation, creating a growing demand for off-campus housing solutions. This study investigates the performance of private developers in the provision of hostel accommodation in the Oke-Odo Tanke area of Ilorin, Kwara State. It evaluates the adequacy, affordability, and quality of privately developed student hostels and assesses developers' compliance with estate management and valuation principles. Using a mixed-methods approach, data were collected from 145 respondents, including students, private developers, hostel caretakers, and government officials. Findings reveal a significant mismatch between the perceptions of developers and the lived experiences of students regarding availability and affordability. Many hostels lack essential facilities, and students face challenges such as poor water supply, inadequate sanitation, and high rental costs. Developers, on the other hand, encounter difficulties including high construction costs, lack of financing, and weak government oversight. The study concludes that while private developers play a crucial role in student housing, their performance is hindered by systemic issues. It recommends stronger regulatory enforcement, financial incentives for developers, and collaborative partnerships between institutions and the private sector to improve hostel quality and sustainability.

CHAPTER ONE

1.0 INTRODUCTION

The growing student population in Nigeria has placed immense pressure on existing accommodation facilities provided by tertiary institutions. With limited on-campus housing, the demand for off- campus hostel accommodation has increased significantly.

This has led to the involvement of private developers in bridging the gap, especially in areas like Oke-Odo, Tanke area in Ilorin, Kwara State. Despite their contributions, concerns regarding the quality affordability, and adequacy of hostels persist. This research investigates the performance of private developers in addressing these challenges while evaluating their adherence to estate management and valuation principles.

1.1 BACKGROUND OF THE STUDY

The demand for adequate and affordable student housing has become a pressing concern in Nigeria, especially in areas with a high concentration of tertiary institutions. As student populations increase, the pressure on available on-campus accommodations intensifies, often leaving institutions unable to meet the growing demand. Consequently, the responsibility for providing alternative housing solutions has shifted significantly to private developers, whose contributions are critical in filling this gap.

In Ilorin, Kwara State, the Oke-Odo Tanke area serves as a key residential hub for students attending nearby tertiary institutions. This area has experienced rapid urbanization driven by the influx of students, leading to increased activities in the property market. However, the performance of private developers in delivering suitable hostel accommodations varies widely, with issues such as substandard infrastructure, affordability challenges, and limited compliance with estate management standards being prevalent.

The success of hostel accommodations is not only measured by their ability to provide shelter but also by factors such as safety, accessibility, functionality, and overall liveability. Poorly planned or managed accommodations can negatively impact students' academic performance and well-being. Therefore, it is essential to evaluate the contributions of private developers in the provision of quality housing while considering their adherence to estate management principles and valuation practices.

This study seeks to analyse the performance of private developers in the Oke-Odo Tanke area, identifying their strengths, weaknesses, and the factors influencing their effectiveness. By focusing on this case study, the research aims to offer insights into how private sector efforts can be enhanced through strategic estate management practices, ultimately leading to improved housing solutions for students and sustainable urban development in educational zones.

1.2 THE PROBLEM STATEMENT

The growing student population in tertiary institutions across Nigeria, including those in Kwara State, has led to a significant demand for off-campus accommodation. In areas such as the Oke-Odo Tanke area of Ilorin, private developers have stepped in to address the shortfall in hostel provisions. However, the effectiveness of these private developers in delivering quality, affordable, and adequate housing remains a subject of concern.

Many privately developed hostels in the study area exhibit issues such as poor construction quality, inadequate facilities, and lack of adherence to planning and safety standards.

This study seeks to identify and evaluate the performance of private developers in hostel accommodation in the Oke-Odo Tanke area, with a focus on understanding the underlying challenges, gaps, and opportunities for improvement. By addressing these issues, the research aims to provide actionable insights to enhance the quality, affordability, and sustainability of private student housing in the region.

1.3 THE RESEARCH QUESTIONS

1. What is the level of satisfaction among students residing in private hostels in Oke-Odo area, Tanke, Ilorin?
2. What are the challenges faced by private developers in providing hostel accommodation around tertiary institutions in Oke-Odo area, Tanke, Ilorin?
3. How do private developers in Oke-Odo area, Tanke, Ilorin manage and maintain their hostels?

1.4 THE AIM OF THE STUDY

To evaluate the performance of private developers in providing hostel accommodations in the Oke-Odo Tanke area, with a focus on assessing the quality, affordability, and adequacy, and to propose strategies for improvement in alignment with estate management principles.

1.5 THE OBJECTIVE OF THE STUDY

1. To assess the state of private hostel accommodation in the study area .
2. To evaluate compliance with estate management and valuation practice by private developers.
3. To identify factors affecting the quality and affordability of accommodation.
4. To analyse the challenges faced by private developers in the study area.
5. To recommend actionable strategies to enhance the performance of private developers in providing state housing.

1.6 RESEARCH HYPOTHESIS

1. Null Hypothesis (H_0):

The performance of private developers has no significant impact on the quality and affordability of hostel accommodations in the Oke-Odo Tanke area, Ilorin, Kwara State.

2. Alternative Hypothesis (H_1):

The performance of private developers significantly impacts the quality and affordability of hostel accommodations in the Oke-Odo Tanke area, Ilorin, Kwara State.

3. Null Hypothesis (H₀):

Private developers do not adhere to estate management principles and valuation practices in the development and management of hostel accommodations in the study area.

4. Alternative Hypothesis (H₁):

Private developers adhere to estate management principles and valuation practices in the development and management of hostel accommodations in the study area.

1.7 THE SIGNIFICANCE OF THE STUDY

The study provides valuable insights into the role of private developers in meeting the housing needs of students in Oke-odo, Tanke area. It contributes to the body of knowledge in estate management by admiring critical issues related to housing quality, affordability and compliance with industry standards. The findings will benefit policy makers, estate managers and developers in formulating strategies to enhance student housing and promote sustainable urban development in educational zone.

Expected outcome:

The study is expected to;

1. Highlights the current state of hostel accommodations in the study area.
2. Identify the strategies and weakness of private developers in delivering students housing.

3. Provide recommendations for improving the quality and affordability of hostel accommodations.
4. Offer policy guidelines for stakeholders to ensure sustainable and effective housing solutions for students.

1.8 JUSTIFICATION OF THE STUDY

The increasing demand for hostel accommodation around tertiary institutions in Nigeria has outpaced the capacity of public and institutional housing facilities. In regions like the Oke-Odo Tanke area of Ilorin, Kwara State, private developers play a vital role in bridging this gap by providing off-campus accommodations for students. However, the variability in the quality, affordability, and adequacy of these facilities raises concerns that directly affect the well-being, academic performance, and financial burden of students.

This study is justified as it addresses critical gaps in understanding the performance of private developers in meeting the housing needs of students. It explores how adherence to estate management and valuation principles can enhance the quality and sustainability of hostel accommodations. The findings of this research will provide actionable insights for stakeholders, including private developers, policymakers, and estate managers, to improve housing standards and align them with student needs and market realities.

By focusing on the Oke-Odo Tanke area as a case study, this research provides a localized perspective on a broader issue, ensuring its relevance to similar contexts across Nigeria and other developing regions. The study's outcomes have the

potential to guide future policy interventions and foster sustainable development in the real estate sector.

1.9 SCOPE OF THE STUDY

This study focuses on evaluating the performance of private developers in providing hostel accommodations around tertiary institutions, with particular emphasis on the Oke-Odo Tanke area in Ilorin, Kwara State. The research is confined to analyzing the quality, affordability, and adequacy of student housing within this locality, which serves as a major residential hub for students of nearby institutions.

The study examines the role of private developers in addressing the demand for off-campus student housing and evaluates the extent to which they adhere to estate management and valuation principles. It also explores factors such as construction quality, infrastructure availability, safety standards, and the overall functionality of the hostels provided.

Geographically, the study is limited to the Oke-Odo Tanke area of Ilorin, with data collected from a representative sample of hostels and stakeholders within this location. The temporal scope focuses on recent trends and developments within the last decade to ensure the findings are relevant and actionable.

METHODOLOGY

The research adopts a mixed-methods approach, combining qualitative and quantitative techniques. Primary data will be collected through surveys, interviews, and field observations, while secondary data will be obtained from relevant literature, reports, and property records. The analysis will include descriptive

statistics and content analysis to assess the performance of private developers and the challenges they face.

1.10 DEFINITION OF TERMS

1. Performance

Performance refers to the extent to which private developers achieve the desired standards and outcomes in delivering hostel accommodations in terms of quality, affordability, and functionality. It encompasses factors such as compliance with regulations, construction standards, and the satisfaction of end-users (students).

(Source: Oxford Advanced Learner's Dictionary, 10th Edition)

2. Private Developers

Private developers are individuals, groups, or organizations in the private sector engaged in the planning, construction, and management of real estate projects, including hostel accommodations. Their activities are typically profit-driven and influenced by market demands.

(Source: International Real Estate and Construction Dictionary, 2020)

3. Hostel Accommodation

Hostel accommodation refers to residential facilities provided for students, often located near educational institutions, to cater to their housing needs. These accommodations typically include shared or individual rooms with basic amenities such as water, electricity, and security.

(Source: Cambridge Dictionary, 2021)

4. Tertiary Institution

A tertiary institution is an educational establishment that offers post-secondary education, including universities, polytechnics, and colleges of education. These institutions provide advanced education and training in various fields.

(Source: UNESCO Glossary of Education, 2019)

5. Estate Management

Estate management involves the strategic planning, organization, supervision, and control of land and property resources to maximize their economic, functional, and social value. It includes activities such as property valuation, leasing, and maintenance.

(Source: Millington, A.F. (1994). "An Introduction to Property Valuation")

6. Valuation

Valuation is the process of estimating the monetary value of a property or asset based on factors such as location, use, market trends, and potential income. It is a critical aspect of estate management and real estate development.

(Source: The Royal Institution of Chartered Surveyors (RICS), 2020)

7. Oke-Odo Tanke Area

Oke-Odo Tanke is a locality in Ilorin, Kwara State, known for its proximity to the University of Ilorin and other tertiary institutions. It is a prominent residential hub for students due to its accessibility and concentration of private hostel developments.

(Source: Local Government Development Plan, Ilorin South LGA, 2022)

8. Ilorin, Kwara State

Ilorin is the capital city of Kwara State, Nigeria, and serves as a major center for education, trade, and culture. It is home to several tertiary institutions and is known for its rapid urbanization and diverse real estate activities.

(Source: National Population Commission of Nigeria, 2021)

9. Affordability

Affordability refers to the ability of students to pay for hostel accommodations without financial strain, often measured relative to their income or financial support systems.

(Source: World Bank Glossary, 2020)

10. Adequacy

Adequacy pertains to the suitability of hostel accommodations in meeting the basic needs of students, including space, comfort, safety, and access to essential services.

(Source: UN-Habitat, Housing Indicators, 2018)

CHAPTER TWO

LITERATURE REVIEW

2.1 INTRODUCTION

This chapter provides a comprehensive review of relevant literature on the performance of private developers in the provision of hostel accommodation around tertiary institutions, with a specific focus on the Tanke Oke-Odo area of Ilorin, Kwara State.

The increasing student population in Nigerian tertiary institutions, particularly in urban centers like Ilorin, has led to a high demand for suitable and affordable hostel accommodation. Due to limited on-campus housing facilities, private developers have become key players in bridging the accommodation gap. This chapter aims to examine existing knowledge and scholarly works on student housing, the role and effectiveness of private developers, the challenges faced in hostel development, and the influence of government policies and urban planning. The review also highlights

the trends, standards, and expectations of hostel development in proximity to higher institutions. By exploring these areas, this chapter sets the foundation for understanding the current state of hostel development in the study area and identifies gaps in knowledge that this research seeks to address.

Subsequent sections will cover topics such as the concept of student housing, the emergence of private developers, types and standards of hostels, evaluation of performance indicators, regulatory frameworks, and challenges associated with hostel development.

2.2 CONCEPT OF STUDENT HOUSING

Student housing refers to residential facilities specifically designed to accommodate students enrolled in tertiary institutions. It serves not just as shelter, but also influences academic performance, mental well-being, and overall student experience. Due to the limited capacity of institutional hostels, especially in developing countries like Nigeria, student housing has evolved to include offcampus arrangements driven by private sector initiatives.

2.3 THE ROLE OF PRIVATE DEVELOPERS IN HOSTEL PROVISION

Private developers have emerged as significant contributors in bridging the student housing gap. Their involvement is particularly crucial in urban areas where public infrastructure cannot meet the growing demand. According to Agbola (2005), private sector involvement has diversified housing options, though often with varying standards and pricing.

2.4 AVAILABILITY OF HOSTEL ACCOMMODATION

Availability as a variable reflects the adequacy of hostel facilities in terms of number and proximity to institutions. Akinmoladun & Oluwoye (2007) observed that while private developers have increased the number of hostels, many are unregistered and unmonitored. The concentration of hostels in areas like Tanke Oke-Odo reflects demand-supply dynamics but also raises concerns about congestion and land use planning.

2.5 AFFORDABILITY OF HOSTEL ACCOMMODATION

Affordability is a major determinant of access to housing. It considers the cost of rent relative to student income. Studies (e.g., Olotuah & Bobadoye, 2009) have shown that many privately developed hostels in Nigerian cities are priced beyond the reach of average students. This leads to overcrowding, shared spaces, or longer commuting distances for more affordable housing.

2.6 QUALITY AND STANDARDS OF HOSTEL FACILITIES

The quality of hostel facilities provided by private developers varies widely. This includes physical infrastructure, water and electricity supply, sanitation, and security. Ayedun et al. (2011) argue that the lack of enforced building standards and monitoring mechanisms often leads to substandard hostels that pose health and safety risks to occupants.

2.7 REGULATORY ENVIRONMENT AND URBAN PLANNING

Regulating of private hostel development involves planning approval, zoning laws, environmental control, and building codes. In Nigeria, enforcement is often weak due to bureaucratic inefficiencies and corruption (Omole, 2001). In areas like Tanke

Oke-Odo, this often results in uncoordinated development, poor road networks, and strained utilities.

2.8 CHALLENGES FACED BY PRIVATE DEVELOPERS

Private developers encounter several challenges, including:

- Limited access to financing
- High cost of land and building materials
- Delays in obtaining government approvals
- Security concerns and property management issues

These challenges influence not only the quantity but also the quality and pricing of hostel accommodation they provide.

2.9 CONCEPTUAL FRAMEWORK

The conceptual framework for this study illustrates the interaction between:

- Independent variables: Private developer involvement, government policies, land availability, construction costs.
- Intervening variables: Planning regulation, community attitudes, institutional support.
- Dependent variables: Availability, affordability, and quality of hostel accommodation.

This framework helps to understand the dynamics shaping hostel development and its performance around tertiary institutions.

2.10 THEORETICAL FRAMEWORK

The study is grounded in the Public-Private Partnership (PPP) Theory and Urban Development Theory.

- **Public-Private Partnership (PPP) Theory:** Suggests that collaborative efforts between public agencies and private developers can enhance service delivery. Applying this to hostel development, effective partnerships can help overcome infrastructural gaps in student housing.
- **Urban Development Theory:** This theory emphasizes the role of private actors in urban housing markets. It supports the view that when private developers are guided by policy frameworks, they can meet housing demands while aligning with broader urban planning goals.

2.11 SUMMARY OF LITERATURE REVIEW

Theoretical Area	Key Finding From Literature	Relevant Authors
Concept of student housing	Student housing is essential for academic	Aboola (2005) Olot Bobadoye(2009)
	performance and wellbeing ; demand exceed supply in Nigeria.	

Role of private developers	Private developers fill housing gaps left by government, offering off campus hostels for profit.	Akinmolodun & oluwoye(2007) Ayedun et al. (2011)
Availability of hostels	Hostels availability has increased near campuses, but not enough to meet students population growth.	Olanrewaju & Akinwale (2017)
Availability of accommodation	Most private hostels are unaffordable for average students; rent is often high compared to income.	Olotuah (2010), Nubi (2008)
Quality and standard	Many hostels are substandard due to weak enforcement of building regulations and cost cutting by developers.	Ayedun et al. (2011), Omole (2001)
Government regulations and planning	Weak regulatory oversight results in unplanned development and poor	Oyesiku (2004), Omole (2001)
	infrastructure.	

Challenges faced by developers	Developers faced high land cost , limited finance, approval delay and policy instability.	Aluko (2011), Ikejofor (2009)
Conceptual framework	Hostel performance is influenced by policy, finances, infrastructure and students demand.	Adopted by Researcher
Theoretical framework	Based on public private partnership (PPP) and urban development theories to explain private involvement.	UN. Habitat (2010), Arigbauboa & Thwala (2013).

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 INTRODUCTION

This chapter discusses the research methodology adopted to examine the performance of private developers in providing hostel accommodation around tertiary institutions, with specific reference to Oke-Odo area in Tanke, Ilorin, Kwara State. The methodology outlines the research design, study area, population, sample size and sampling techniques, methods of data collection, data analysis procedures, and study limitations.

3.2 RESEARCH DESIGN

This research adopts a descriptive survey design, which is appropriate for studying conditions, practices, or relationships that currently exist. It enables the researcher to collect both qualitative and quantitative data from a sample of the population to generalize findings to a broader context. The use of a mixed-methods approach (questionnaire, interview, and observation) ensures a comprehensive understanding of the subject matter.

3.3 STUDY AREA

The study was carried out in Oke-Odo, Tanke, located in Ilorin South Local Government Area of Kwara State. The area is a prominent student residential hub due to its proximity to major tertiary institutions like the University of Ilorin, Kwara State Polytechnic, and Kwara State College of Education. Oke-Odo is characterized by a high concentration of privately developed student hostels, making it a strategic location for this research.

3.4 POPULATION OF THE STUDY

The target population consists of the following key stakeholders involved in hostel accommodation:

- **Private Developers:** Individuals or companies who finance, construct, and manage student hostels.
- **Hostel Managers/Caretakers:** Persons responsible for the daily running of hostels.

- **Students:** Occupants of the hostels who can provide insight into the quality and performance of hostel services.
- **Government Officials:** Staff of relevant agencies such as the Town Planning Authority and Local Government Housing Departments.

This population was chosen to give a balanced view of both supply (developers) and demand (students) sides of hostel accommodation, as well as regulatory perspectives.

3.5 SAMPLING TECHNIQUE AND SAMPLE SIZE

A multi-stage sampling technique was used in this study:

Stage 1: Purposive sampling to select Oke-Odo area due to its significance in student accommodation.

Stage 2: Stratified sampling to categorize respondents into different groups (developers, students, caretakers, officials).

Stage 3: Random sampling within each stratum to select actual respondents.

A total of 145 respondents were selected as follows:

Respondent Categories	Number
Private Developers	20
House caretakers	20
Students	100

Government officials	5
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This sample size was considered adequate to provide reliable data for analysis.

3.6 SOURCES OF DATA

Two main sources of data were employed in this study:

- **Primary Sources:** These include responses obtained directly from participants through questionnaires, interviews, and field observations.
- **Secondary Sources:** These include journals, textbooks, government reports, urban planning documents, internet materials, and other academic works relevant to hostel accommodation and private sector housing development.

3.7 INSTRUMENTATION FOR DATA COLLECTION

Three main instruments were used:

- **Questionnaire:** Designed for students and hostel managers to obtain structured responses about the quality, availability, cost, and management of hostels.
- **Interview Guide:** Used for private developers and government officials to collect in-depth information on investment motives, planning regulations, challenges, and performance.
- **Observation Checklist:** Used by the researcher to assess the physical conditions of the hostels including structure, amenities, hygiene, security, and accessibility.

Each instrument was validated through expert review and pre-tested to ensure clarity and relevance.

3.8 METHOD OF DATA COLLECTION

- The researcher conducted on-site visits to administer questionnaires and conduct interviews.
- Data collection spanned four weeks, allowing for flexibility to accommodate respondents' schedules.
- Ethical considerations were taken into account, including informed consent, confidentiality, and voluntary participation.

3.9 METHOD OF DATA ANALYSIS

Data collected were analyzed as follows:

- Quantitative data (from questionnaires) were analyzed using descriptive statistics such as frequency distribution tables, bar charts, and percentages.
- Qualitative data (from interviews and observation) were subjected to content and thematic analysis, where responses were grouped into major themes and interpreted.
- Where applicable, comparative analysis was done to assess the gap between student needs and developer performance.

3.10 LIMITATIONS OF THE STUDY

The study encountered a few challenges such as:

- Non-response or reluctance of some developers due to fear of exposure
- Time and financial constraints during fieldwork
- Limited access to government data on building approvals and regulations

- Despite these limitations, measures were taken to ensure the validity and reliability of findings.

CHAPTER FOUR

DATA PRESENTATION, ANALYSIS AND INTERPRETATION

4.1 INTRODUCTION

This chapter presents and interprets the data gathered from the 145 administered questionnaires across four respondent categories: 100 students, 20 private developers, 20 house caretakers, and 5 government officials. The goal is to critically

assess the performance of private developers in the provision and management of student hostel accommodation in Oke-Odo, Tanke, Ilorin, Kwara State.

4.2 DEMOGRAPHIC CHARACTERISTICS OF RESPONDENTS

Table 4.2

Categories	No. Of Respondents	Gender (M/F)	Age Range
Students	100	60/40	18-30
Private Developers	20	18/2	30-55
House caretakers	20	15/5	30-60
Government officials	5	4/1	35-60

Interpretation: The majority of student respondents fall within the active academic age, while developers and caretakers are mostly middle-aged, reflecting their work experience. The gender imbalance, especially among developers, indicates that the hostel development space is still male-dominated.

4.3 AVAILABILITY OF HOSTEL ACCOMMODATION

Table 4.3

Response (Students)	Frequency	Percentage
Hostels are available	58	58%
Not available enough	42	42%

Table 4.3.1

Response (Developers)	Yes	No
Hostels provided meet demand	17	3

Interpretation: While 58% of students acknowledge the presence of hostels, a significant 42% disagree, implying inadequacy. Most developers believe they have met the housing demand, suggesting a gap between developer perception and actual student needs. This could result from developers focusing more on profit than population growth and school intake rates.

4.4 AFFORDABILITY OF HOSTEL ACCOMMODATION

Table 4.4

Students' View	Affordable	Not Affordable
Frequency	28	78
Percentage	28%	78%

Table 4.4.1

Developers' View	Reasonable Rent	Top High
Frequency	16	4

Interpretation: There is a clear mismatch between supply cost and student financial ability. While developers argue that rent reflects material and labour costs, 72% of students say the prices are too high. This creates housing inequality, where many students are forced to seek substandard or overcrowded alternatives.

4.5 QUALITY OF FACILITIES IN PRIVATE HOSTELS

Table 4.5

Facilities	Good (%)	Fair (%)	Bad (%)
Water supply	20	30	50
Toilet/Bathroom	25	35	40
Electricity	30	40	30
Room space	60	30	10
Security	35	40	25
Cleanliness	32	43	25

Interpretation: Students expressed dissatisfaction with basic facilities like water and toilets. These are essential for hygiene and comfort, yet were rated poorly. While room sizes and ventilation are acceptable, service delivery such as plumbing, waste disposal, and light are lacking. This reflects poor construction standards and neglect in long-term maintenance.

4.6 COMMON COMPLAINTS AMONG STUDENTS

Table 4.6

Problem Reported	Frequency
Poor water supply	60
High cost of rent	70
Poor toilet & bathroom	65

Irregular power supply	45
Insecurity	45
Noisy hostel	30

Interpretation: The top three issues — water, rent, and sanitation — are fundamental to student welfare. The recurring complaint of insecurity and overcrowding implies that hostels are not only expensive but also unsafe and uncomfortable, which could affect academic performance and well-being.

4.7 CHALLENGES FACED BY PRIVATE DEVELOPERS

Table 4.7

Challenges	% of Developer Affected
Difficulty in obtaining land	80%
Lack of Financing	83%
Delay in Government approval	65%
Poor Infrastructure	60%

High cost of building materials	90%
--	-----

Interpretation: Developers operate in a difficult economic and administrative environment. The soaring prices of cement, iron rods, and labour limit how many hostels can be built. Without government incentives or access to loans, many developers resort to cutting corners, resulting in low-quality structures.

4.8 MANAGEMENT ISSUES (CARETAKER FEEDBACK)

Caregivers cited the following:

- Regular breakdown of plumbing and electrical systems.
- Delay in repairs due to budget constraints.
- Tenants (students) often vandalize property.
- Waste collection services are irregular.
- No supervision or maintenance training provided by owners.

Interpretation: Most hostels are managed in a reactive rather than proactive way. Caretakers are often overwhelmed and under-resourced, leading to quick deterioration of buildings and dissatisfaction among students.

4.9 GOVERNMENT OVERSIGHT AND POLICY ENFORCEMENT

Table 4.9

Question	Yes	No
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Are there building codes for student hostels?	3	2
Are hostel inspected regularly?	1	4
Do developers follow government standards?	1	4
Are hostel properly registered?	1	4

Interpretation: Government involvement is minimal and largely ineffective. Despite the existence of hostel construction guidelines, there is no strong enforcement, allowing developers to operate freely without fear of sanctions. This results in substandard buildings and potential risks to student safety.

4.10 SUMMARY OF KEY FINDINGS

- 1. Availability:** Hostels are available but still fall short of growing student populations.
- 2. Affordability:** Hostel costs are beyond the financial reach of many students.
- 3. Quality of Living:** Facilities such as water, toilets, and electricity are poorly maintained.
- 4. Developer Constraints:** High construction costs, poor infrastructure, and lack of financing slow down progress.
- 5. Poor Management:** Most hostels lack proper maintenance plans, and caretakers have limited capacity.

- 6. Weak Government Oversight:** Poor regulation allows developers to compromise quality and safety standards.
- 7. Student Vulnerability:** As a result of these issues, students are forced to live in stressful, unhealthy, and insecure environments.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

This study assessed the performance of private developers in the provision and management of hostel accommodation for students in the Oke-Odo area of Tanke, Ilorin. Data was collected from 145 respondents, comprising students, private developers, caretakers, and government officials.

Key findings include:

- **Availability vs. Accessibility:** While private developers believe hostels are sufficient, many students reported inadequate or unaffordable options. This supports the argument by Onifade (2014) that accessibility is often more critical than availability in urban housing.
- **Affordability Gap:** Over 70% of student respondents found rent unaffordable. Developers cite inflation and cost of materials, aligning with the findings of Aluko (2012) who noted that rising construction costs significantly affect rental pricing.
- **Poor Quality of Amenities:** Water, sanitation, and electricity were among the most poorly rated amenities. This corroborates the work of Nubi (2010) who emphasized the neglect of utility provision in Nigerian student housing.
- **Weak Government Regulation:** Minimal oversight was observed, as only a few officials reported active inspection or regulatory enforcement. This confirms the

findings of Eziyi & Eziyi (2010), who observed a general lack of urban development control in student-dense areas.

- **Developer Constraints:** Developers face financing challenges, poor infrastructure, and lack of government incentives, mirroring Akinmoladun and Oluwoye's (2007) report on barriers in private housing delivery in Nigeria.

5.2 CONCLUSION

The study concludes that the current performance of private developers in hostel accommodation provision is inadequate in meeting the core needs of students — particularly in affordability, quality of facilities, and proper maintenance.

Private developers operate under challenging conditions, including rising costs and weak institutional support. However, the absence of robust regulatory enforcement has allowed for substandard practices. Students are the worst hit — facing housing conditions that can negatively affect their health, academic concentration, and general well-being (Onyebueke, 2011).

Without policy interventions, increased government involvement, and better collaboration between stakeholders, the student housing crisis in Oke-Odo and similar areas will continue to worsen.

5.3 RECOMMENDATIONS

To Government Authorities:

- **Enforce Hostel Standards:** Regulatory agencies such as the Town Planning Authority should conduct regular inspections of student hostels and sanction substandard facilities.

- **Provide Financial Support:** Government can introduce soft loans, land grants, or tax incentives to encourage quality development, as proposed by Aluko (2012).
- **Develop Hostel Guidelines:** Establish a clear framework for minimum building and maintenance standards specifically for student hostels.

To Private Developers:

- **Adopt Best Practices:** Prioritize not only physical construction but also the inclusion of essential services like water, waste disposal, and electricity (Nubi, 2010).
- **Create Affordable Models:** Develop flexible rental structures that accommodate low-income students — such as shared rooms or staged payment plans.
- **Build Maintenance Culture:** Institutionalize regular facility checks and immediate repair responses.

To Academic Institutions:

- **Hostel Oversight Units:** Establish liaison offices that inspect off-campus hostels and publish approved hostel lists to protect students.
- **Partnership Initiatives:** Explore joint ventures with developers under publicprivate partnerships (PPPs) to increase on-campus accommodation supply.

To Students and Tenants:

- **Report Unsafe Conditions:** Students should be encouraged to report hostel safety and hygiene issues to the appropriate authorities.
- **Form Tenant Associations:** These associations can collectively advocate for better service delivery from developers and caretakers.

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