The Impact of Non-Residential Tertiary Institutions on Housing in Lagos: A Case Study of Lagos State   University

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Abstract- Tertiary institutions generally are to provide quality education to students on a full time basis and this requires domiciling the students in an area accessible to the school. This study examines the impact of the absence of students' hostel accommodation at the Lagos State University (LASU), due to the policy of the school as non-residential one. It examines the impact of the students accommodation on housing dynamics. The researchers carried out a 15% sampling size in which 173 questionnaires were administered. For the purpose of this research, the systematic random sampling was used so as to minimise bias and enhance the probability of selecting a representative sample.The primary data included direct personal observations, oral interviews and use of questionnaire.The secondary data sets were sourced from Institutions and Government Organizations relevant to the study.The results show that there is high demand for housing units within the area because of nearness to the University campus. There is high occupancy ratio of 6-7 people per room, high rise building is commonest and accommodate up to 140 people. It is concluded that the off campus accommodation by the students in the study area led to high demand for housing units with increament in rent, development of shanty, and illegal expansion of existing buildings.

   Keyword: Institutions, Residential, Host Community, Students, Housing Units.

1 Background of the Study

Tertiary institutions require adequate housing provision so as to be able to accommodate students without any physical, psychological or environmental effect. Lagos State University is one of the higher institutions in Nigeria which did not make provisions for student accommodation due to policy establishing the school, and this has in turn created untold hardship to both students and communities accommodating them. Higher Institutions of learning are public places which have a natural magnetic pull factor (Bala, 1998; Aiyejina, 2008). They have centripetal forces that make then major activity attraction points. The students have had to rely on housing provision by different adjacent communities. If other institutions that have provided hostel accommodation for their students are still being disturbed by the menace created by the few students who live off-campus then one wonders what the scenario will be in institutions that have no housing provision for their students. Study has revealed that most slum areas that are in proximity to higher institutions are as a result of the population pressure from students who reside therein. Problems like slum development, infrastructural provision difficulties as a result of the haphazard development amongst others are experienced in such areas. These are in addition to violence by students.

Although provision was not made for hostel accommodation on the blue print of the school but the problem of accommodation for the full time students were not properly considered in the policy. This research assessed the impact of the non- provision of students' hostels in Lagos State University campus on housing demand in the host communities of Okokomaiko, Iba, Ojo and others in Ojo Local Government Area of Lagos State with particular emphasis on Okokomaiko community.

Figure 1: Map of Lagos State showing Ojo Local Government

Source: Department of Geography, University of Lagos

11 Materials and Method

The total number of housing stock in the study area was estimated to be over 1,150 as at the period of research (NPC, 2010). The researchers conducted a 15% sampling size in which 173 questionnaires were administered. For the purpose of this research, the systematic random sampling was used so as to minimise bias and enhance the probability of selecting a representative sample.

Both primary and secondary data were collected for the purpose of this research. The primary data included direct personal observations, oral interviews and use of questionnaire. For the questionnaire administration, questions on housing density, the available facilities and services, building conditions and other necessary questions relating to the study were asked. The secondary data sets were sourced from Institutions and Government Organizations relevant to the study. These include publications, relevant internet materials, reports, land use maps, thematic maps and population data.

The data gathered were analyzed through the use of Statistical package for Social Sciences (SPSS) in order to aid ease of analysis and presentation. Descriptive statistics were used in the analysis. It was presented using frequency tables and charts.

111 Results and Discussion

a.   Income Level of Respondents: The analysis of the income level of residents of Okokomaiko community on monthly basis indicated that majority of the residents are medium income earners who earn little above $2 per day. This is shown in table 1 below.

Table 1:   Income Level of Respondents

Variables	US ($)	Freq	%age
₦1,000 - ₦10,000	7-67	11	6.4
₦10,001 - ₦20,000	68-133	11	6.4
₦20,001 - ₦30,000	134-200	30	17.3
₦30,001 - ₦40,000	201-267	50	28.9
₦40,001 - ₦50,000	268-333	37	21.4
> ₦50,000	>334	34	19.7
Total	**173**	**173**	**100.0**

Source: Field Survey, 2009.

NB: Dollar equivalent was taken as N150:00

Income level of respondents shows that 28.9% receives between N30,000 – N40,000; those that receive the monthly salary of N50,000 and above accounts for a percentage of 19.7% while just 12.7% receives less than N20,000 monthly. This implies that on the average the residents of this area are medium income earners and many are civil servants. So the types of building they live in are indicated in figure 1 below.
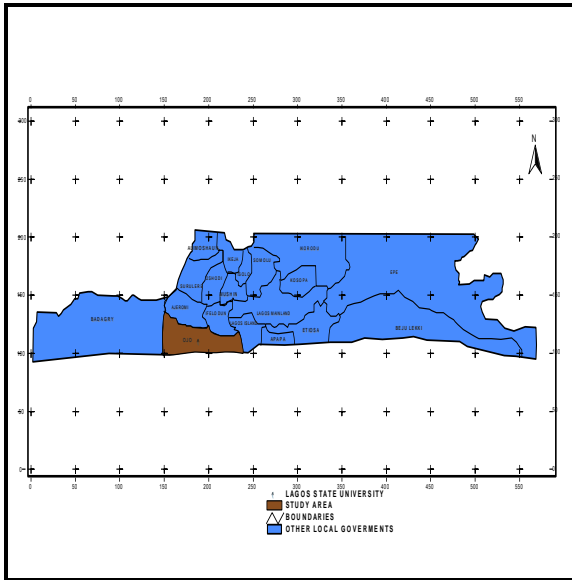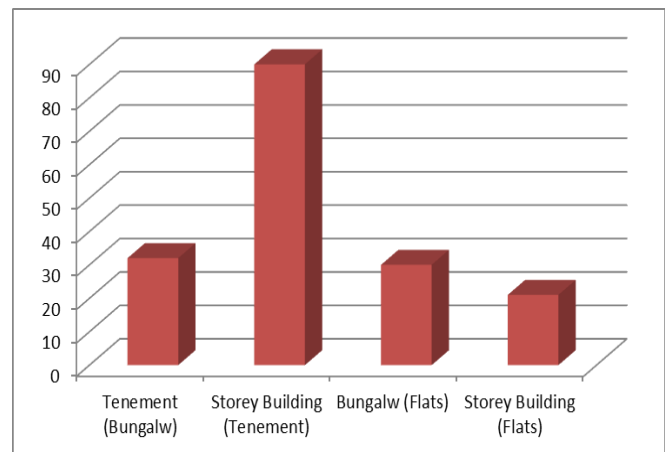

Figure 1 shows that a higher percentage of housing type in the study area is storeyed building (room apartment) having a total of 52% owing to the fact that houses are in high demand in the study area and also allows for higher profit as there would be accommodation for more people. While other building types such as bungalow and row of flats have lower percentage as compared with storeyed building room apartments.

b. Available Habitable Rooms per Dwelling: The analysis of response of respondents on the available rooms per dwellings

is presented in table 2 below. This is defined as a room that is available for occupation by people either at owner occupier or rent as the case may be.

Table 2: Apartments in Building

Variables	Freq	%age
0 – 3	21	12.1
4 – 7	32	18.5
8 – 11	81	46.8
>12	39	22.5
Total	**173**	**100**

Source: Field Survey, 2009.

From table 2 it can be inferred that most of the building in the study area have between 8 and 11 rooms (46.8%). This is as a result of the people's desire to make more money from rent and also to provide more housing to meet the high demand due to the presence of students in the area.   About 22.5% of apartments have more than 12 rooms in each building, 18.5% of the buildings have between 4 and 7 rooms while the remaining 12.1% have less than 4 rooms per building.

c. Number of Dwelling Available for Rent: The research carried out indicated that it is not all the available rooms per dwelling that are meant for student occupation, therefore, the analysis of the rooms occupied by students per dwelling is shown in figure 2 below.
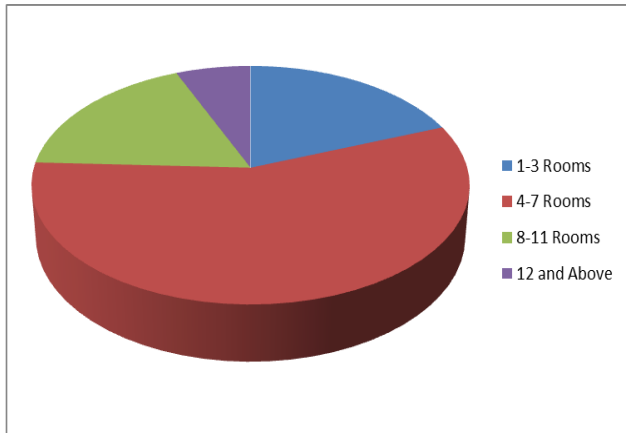

Figure 2**:** Number of Rooms Occupied by Students per Dwelling
Source: Authors Field Survey, 2009.

Figure 2 reveals that a good percentage of the rooms per apartment in the study area are occupied by students. This is evident from the fact that the area has an institution and no provision were made for students accommodation by the institution. so it is expected that every student finds a suitable accommodation for himself and of course it will have its effects on the host community.

d. Housing Acquisition Mode: After the analysis of the available rooms for rent per dwelling, it is pertinent to understand how these rooms are acquired by the students for their occupation. This analysis is presented in table 3 below. Several modes are identified and the most common are presented in the table thus. Though it is more than that but the issue of universality is also put into consideration for the analysis.

Table 3: Mode of Acquiring Accomodation

Variables	Freq	%age
Estate Surveyors	18	10.4
Students to students	100	57.8
Direct access to landlord	55	31.8
Total	**173**	**100.0**

Source: Field Survey, 2009.

As presented in table 3 above, the most common method of acquiring accommodation in the area is mostly through transfer of accommodation from one student to another. Through this, students deprive landlords and even estate agents of their quest to make additional income by subletting their apartments to another and transferring in a way that is contrary to the agreement they had with the landlords and estate agents. It can also be deduced from table 3 that only 10.4% out of the sample size got their accommodation from an estate agent while as high as 57.8% got it through graduating students. Only 31.8% got theirs directly from the landlord. This implies that the landlords are not also patronizing the estate agents for the management of their properties in the study area.

Part of the reasons estate agents are contracted in the process is because some houses that are not up to standard are let out at a high price, since there is a high demand for houses in the study area. Students compete with the locals in housing as two or more students come together to rent an apartment and share the house rent thereby giving them advantage over the local residents as they have a higher purchasing power. The local residents are therefore unintentionally forced out of their homes due to high rent.

Table 4:   House Rent (Monthly)

Variables	Freq	%age
Less than ₦2,500	9	5.2
₦2,501 - ₦5,000	106	61.3
₦5,001 - ₦7,500	58	33.5
Total	**173**	**100.0**

Source: Field Survey, 2009

Unlike in most places, house rent in the area in question is made on a monthly basis. People pay as high as N10,000 monthly depending on the location and facilities provided in

the building. In some places accommodation falls as low as N2,500 per month but the majority pay between N2,500-N5,000 monthly for house rent. Factors that may cause that include nearness to the school, facilities provided and the outlook of the building which is pleasing to the eye. This is shown in figure 5 below.
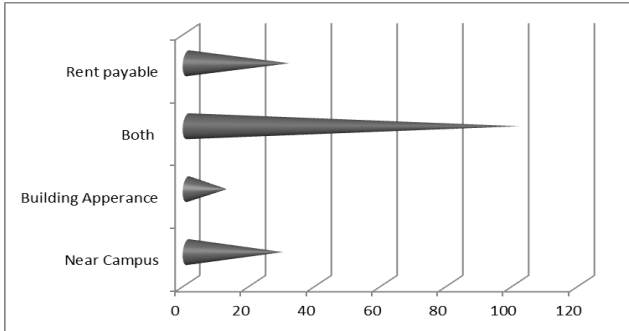

Figure 3: Rent Determinant
Source: Author's Field Survey, 2009

As expected, the nearness to the campus and the type of building determine to a large extent the rent to be paid but the combination of the two give a better advantage to landlords and even the students themselves. The study area has as proximity advantage to the students thereby resulting to higher demand for housing in the area. The high demand of housing in addition to availability of adequate facilities in a building is also a major determinant of the rent.

e.   Occupancy Ratio: The occupancy ration in the dwelling of the students is shown in table 5 below, the occupancy rate is a factor of the rent which the students pay because a higher rent result to a   high occupancy, and this have attendant problem of overstretching the facilities provided due to overuse and inadequate maintenance.

Table 5: Room Density

Variables	Freq	%age
2 – 4	73	42.2
5 – 7	86	49.7
7 – 9	14	8.1
Total	173	100.0

Source; Field Survey, 2009.

Table 5 revealed that the most common ratio for accommodation is between 5 to 7 students per room (49.7%). Those that are between 2 to 4 students per room are 42.2%. This is as a result of the high rent which is not affordable by students. This high level of rent escalation by landlords is as a result of the increase in housing demand and the quest to make more money, so students derived a means to accommodate their fellow students in particular household and share the cost and this of course led to congestion and overstretching of limited facilities available.

f.   Facilities Available in the Dwellings: The research about facilities available and its adequacy revealed that many of the building lack basic amenities which are inadequate to cater for the number of users of such facilities. The most common facilities that are available in the properties are thus: Kitchen, Toilet and bathing facilities, water and so on. The ratio of users to the facilities is thus presented in table 6 below.

Table 6 :   Kitchen Type

Variables	Freq	%age
Detached	108	62.4
Semi – detached	40	23.1
Within the house	25	14.5
Total	173	100

Source: Field Survey, 2009.

Table 6 shows that as high as 62.4% of the kitchen facilities provided is detached. This means that they are mostly after taught designs. We also see some situations where kitchen facilities are not even provided in some houses. The inhabitants will have to cook outside their apartment or at their doorsteps. From the total number of 173 questionnaires administered, only 14.5% of the respondents have kitchen facilities in their building.

Table 7:   Toilet - User Ratio

Variables	Freq	%age
2 – 4	37	21.4
5 – 7	87	50.3
7 – 9	19	11.0
Above 9	30	17.3
Total	173	100

Source: Field Survey, 2009.

We can infer from table 7 that the ratio of people using a toilet is more than imaginable. Here we have a scenario where the number of people who make use of a toilet is far above five and this represents 78.6% of the total sample size.
On the issue of water supply, individual building provide their own water for use which could either be well or borehole while some people depend on purchasing water from water hawkers which is at a fairly affordable rate. Only a very few people have access to pipe borne water which is not even available in most cases.

Table 8: Building Modification

Variables	Freq	%age
Yes	123	71.1
No	50	28.9

Total	173	100

Source: Field Survey, 2009

We can infer from table 8 that as a result of the increase in housing demand, majority of the landlords or developers (71.1%) modified the original structure of their houses to provide for more rooms for rent. All these are done to suit their own selfish interests. They fail to consider the safety of the inhabitants and by this they also infringe on the building plan that was originally approved for them by the local town planning authority.

g. Perception of the Residents on Students occupation of their Properties: The perception of the dweller of this community on the occupation of their properties by students of Lagos State University, in the analysis revealed that there is a mixed reaction to the occupation as it has its positive and consequential effect on the community. The relationship between students and residents of the community indicated that the students are averagely hostile and friendly to the people as the result suggested 56% and 44% respectively (figure 4 below).
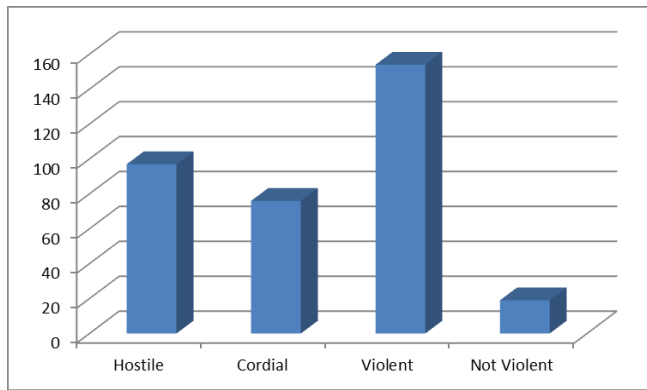
Source; Field Survey, 2009

There has always been a question of whether the relationship between students and the host community is hostile or cordial but the survey conducted in the study area (as presented on figure 4) revealed that the majority of the respondents (56.1%) said they are having a hostile relationship with most of the students living in the area while (43.9%) opined that the relationship is cordial.

In the same vein, questions were asked on issues of property maintenance. Majority of the respondents said that the attitude of building maintenance by students is appalling and not encouraging, as facilities are used unsustainablly although some argued that they are fairly satisfied with the effort of students at maintaining the rented apartments.

Figure 4 shows that 89% of the respondents agreed to the assertion that students of the University occationally engage themselves in some sort of violent activities during which lives and properties are put to risk. When this happens, members of the host community are usually molested and in some cases killed. In addition, properties worth millions of Naira are vandalized. However, 11% responded in the contrary to the assertion.

1V Discussions and Summary of Findings

Majority of the inhabitants of the study area live in storeyed buildings (room apartments) out of which most of the rooms in the building are occupied by students. From the field observations, and analysis of questionnaire results a vast majority of the building in the study area are over populated especially those occupied by University students. Researchers also discover that property owners prefer to rent out their apartments to students because of their relatively higher financial capacity. This however, denies the local indigenes access to affordable housing due to the perception of property owners/managers that locals are usually reluctant/unable to part with a higher amount as rental and in most cases default in making monthly remittals as at when due.

Landlords prefer to rent their properties per semester instead of the normal yearly rental obtainable in other parts of the state. Some property owners go as far as renting bed space for students in order to maximize their profit. The high rate of rent has led to increase in room density. Here we see a situation where a room is occupied by an average of 6 students. Despite the high cost of property rental , some of the properties still do not have the necessary facilities that are required in a standard building such as; kitchen and toilet facilities. The toilet and kitchen facilities user ratio has been over - stretched. The rent determinant in the study is basically by the nearness to the school, the type of building and the facilities inclusive. As a result of the high rate of students housing needs, property owners have opted for the modification of residential buildings both by increase in the height of the building and by expansion of the building in order to meet up with the demand for shelter and in the process make more money. The survey also revealed that students at times as a result of provocation from the host community engage in violent acts which often result into damage of properties and loss of lives as the case may be.

Most of the students prefer to stay very close to school in areas like Okoko, PPL layout in Ojo town thereby constituting congestion and overcrowding in these areas. Due to the high demand of students for housing, most of the buildings are overcrowded. For example, we have a situation where a particular property is made of up to twenty rooms, with an average of seven occupants per room. Ironically, LASU authority confessed that provisions were made for students accommodation on campus but it is yet to be constructed.

V   Conclusions and Recommendations

The inability of the management of Lagos State University to provide hostel accommodation on campus for her students has put lots of pressure on the host community. From the field observations and analysis of the questionnaire, it was infered that the few available properties within the host community have been congested and over-crowded and facilities over-stretched by the students because of the absence of hostel accommodation on campus. Students relied on the community

for accommodation and as a result of the ratio of the housing need to the available ones, the area is being faced with various problems ranging from high building density, over - stretched facilities, slum development, illegal expansion of properties (vertically and laterally) by landlords, students violence and change in land use pattern as a result of the competition for land amongst other problems.

The high demand for housing in the area has led to increase in house rent, illegal expansion of building, development of low quality houses and neglect of the necessary facilities needed in a building. The desire of the property owners is economic gain and in doing this, they ignored the housing standards and failed to consider the safety and health of the inhabitants and by implication this has led to health epidemics, psychological disorder, mental imbalance and slum development. Most of the buildings in the study area have deteriorated or in a deteriorating state, they lack basic facilities and the few ones available are not in good shape.

Furthermore, as a result of the high competition for accommodation in areas close to the school, students try to get the few ones that are close to the institution. By implication, the high population of students as compared to the housing availability in these communities have made the students to live together in order to be able to benefit from the closeness of the houses to the school thereby over crowding themselves in the few available houses. Community unrest is also a common event in these areas where students live because of their violent acts which include rioting, protesting and others.

It is therefore pertinent to recommend that the management of the school should embark on the construction of the long proposed hostels on campus. This could be achieved through partnership with private investors with well defined terms of engagement so as to ensure affordability by students and sustainability of the initiative. The school authority should also mobilize support from other stakeholders such as the school alumni and cooperate organizations like Banks, industries, and non – governmental organizations to mention but a few. This will help to significantly reduce the problems encountered by both the students and the residents of the host community as a result of the non provision of hostels on the university campus.

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