

**ASSESSING THE CHALLENGES OF STUDENTS' HOSTEL
ACCOMMODATION BUILT BY BUILD OPERATE TRANSFER (BOT)
IN KADUNA STATE UNIVERSITY**



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ABSTRACT

In the year 2004 the Nigerian government decided to relinquish her responsibility of financing tertiary institutions' hostel accommodation to the private sector. Through National University Commission (NUC), Nigerian government invited the private sector to participate in the provision of students' hostel accommodation through Build Operate Transfer (BOT) a variant of Private Public Partnership (PPP) arrangement. After a decade it has been discovered that only a few hostels have been built in a number of some institutions. What could have stampeded the much applauded idea? What issues are therein to address? Could this help the national economic growth? Hence, this paper aims at assessing the challenges face by the students and the developers of these hostel accommodations by carrying out a case study of Kaduna State University students' hostel accommodation. The study constructed a set of 66 structured questionnaire, which were administered in some student hostels; and a set of 49 questionnaire was designed and administered to Developers, Student Affairs Division and Physical Planning of the university, which 50 and 30 were returned respectively. Data collected were presented through the use of tables, ratios, ranking, averages and percentages. The study revealed that there is a level of dissatisfaction with the state and condition of the available students' accommodation facilities which are grossly inadequate. The inadequacy of the existing facilities has not eradicated the high occupancy ratio and some sanitation challenges that existed before. While the developers feel the concession period given the high cost of construction materials and the equity ratio is hindering them from fully committing their resources to the scheme. In any case, this is not good for the national economic. It is recommended that government should bear the equity and provide amenities and other necessary facilities to the hostels and create fair level playing ground for all.

Keywords: Hostel Challenges, University accommodation, Developer, BOT, Nigeria.

INTRODUCTION

The invitation by the Nigerian government to the private developers to take over the provision of students' hostel accommodation has raised a lot of questions begging for academic answers. For instance, Zaki, Abdullahi and Jimoh (2012), asked the question "is government resolving or resigning to indirect participation in provision of students' hostel accommodation a blessing or curse?" Earlier, Abari (2011) in his paper "...accommodation crisis in Nigerian higher institutions," opined, "Students on campus housing can equally be described as a process in the sense that it involves the construction of new dwellings

and the various associated activities such as land acquisition, finance, building materials, etc." If government who is the largest client of Construction Industry will relinquish her responsibility of financing hostel accommodation to private sector in her tertiary institutions will it solve the problems bedeviling the institutions' students' hostel accommodation?

Studies have shown that government has failed in her responsibility to provide adequate and sufficient hostels in its tertiary institutions thereby posing the challenges faced by the students, Dahiru and Bala (2011). Saddled with the burden of inadequate and insufficient hostels, the

Federal government of Nigeria resolved to shift her direct involvement and financial participation to private developers, inviting them to go into hostel development and management through Build Operate Transfer (BOT) approach. Hence, Nigerian government gave a directive through the National Universities Commission (NUC) in 2004 relieving Federal Universities of the duty of provision of student hostels. The directive was with a view of restoring an atmosphere conducive for learning in all Nigerian universities by providing decent accommodation (Muhammad, Dodo and Adamu, 2014); But the BOT policy, which emerged as one of the essential tools to help in addressing public services and sole reliance on government has not increased the number of hostels on university campuses.

STATEMENT OF RESEARCH PROBLEM

At the initiation of the scheme, scholars viewed the conditions of most hostels in Nigerian universities caused by government inability to provide adequate and sufficient hostels in its tertiary institutions, and to provide suitable accommodation in agreement to students' academic pursuits that it is increasing the room occupancy ratios, up to 4-8 students per room, Okebukola (2004); it is continually mounting pressure on the facilities, Alaka, Pat-Mbano and Ewulum (2012); they're at their worst decline (Muhammad *et al.*, 2014).

According to Iyizoba (2009) the government's attempt to attract private sector in the provision of hostel accommodation under the Build Operate and Transfer (BOT) scheme has been a failure. Zaki (2011) observed that university hostel development

According to Zaki, Abdullahi, Musa-Haddary and Jatau (2014) it's now over a decade since the proposals by private investors were made, but it has been discovered that only a few hostels have been built in a number of institutions. What could have stamped the much applauded idea? What issues are therein to address? This paper aims at assessing the challenges faced by the students and the developers of these hostel accommodations by carrying out a case study of Kaduna State University students' hostel accommodation in order to help government in her financial decisions if the Construction Industry must be positioned for national economic growth.

scheme under the Build-Operate –Transfer scheme is economically viable and promise to be profitable to developers who engage under the scheme, but investors and developers haven't been able to participate in the scheme. Edet (2012) lamented that, until now private sectors constitute less than 1% of all on-campus hostels across public universities.

The aforementioned assertions shows that the problems of students' hostel accommodation has not been alleviated, hence, this study sets out to assess the challenges of students' hostel accommodation faced by the stakeholders of the scheme and to evaluate the level of hostel problems encountered by the students.

The paper preposition is that addressing the problems faced by the stakeholders will boost national economic growth in relation to gross development product (GDP).

LITERATURE REVIEW

Issues on Hostel Accommodation

Hostel accommodation is regarded as one of the essential facilities required in any

academic environment to facilitate learning. It is a major form of accommodation for university students who are in a transitory stage of life (Amole, 2009). It affects the

moral and economic wellbeing of the students as well as their academic performance (Adamu, 2013). It also fosters team and communal spirit among students (Onyike and Uche, 2013). However, these desirable qualities of institutional hostels are not at present easily attainable in the Nigerian context. Like other parts of the world the student's population is rapidly increasing (Piotrowicz, 2009; Okparaoche, 2012) while the infrastructural amenities are declining in supply and generally poor (Ubong, 2007; Amole, 2009; Onyike and Uche, 2013). Also, Ubong (2007) reported that hostel accommodation has not been receiving adequate attention in Nigeria.

The present challenges facing hostel accommodation in Nigerian tertiary institutions generally revolves around their availability and poor funding (Adamu, 2013); and limited facilities (Onyike and Uche, 2013), in the face of explosion of students population. Congestion, poorly maintained hostels and hostel facilities, incessant breakdown of facilities constitute some of the issues emanating from these challenges. As such, students become susceptible to social vices and unwanted distraction from their academic pursuits. According to Onyike and Uche (2013), institutional owned hostels in

Nigeria are overcrowded and poorly maintained. As a way of recommendation they concluded that private on-campus hostel would be better maintained and the universities would be able to regulate prices. According to Okebukola, (2004) hostels provide an enduring experience to students where it provides opportunity to learn how to live independently, compromise with roommates and other students and share facilities (Piotrowicz, 2009). Students housing as an important segment of the residential requirements of virtually every country (Ubong, 2007) is rapidly growing as a response to increased student enrolments in tertiary educational institutions.

Students on campus housing can equally be described as a process in the sense that it involves the construction of new dwellings and the various associated activities such as land acquisition, finance, building materials, etc. Students on campus housing, as an asset, 'form the bulk of the higher institutions built environment thereby representing the largest facility asset that an institution may have' (Amole, 2009). Thus, students on – campus housing is not only shelter, but comprises the immediate environment and other economic and social activities that are sympathetic to academic work.

Challenges of hostel accommodation faced by the students

Research shows that conditions of most hostels in Nigerian public Universities are at their worst decline. The problems facing hostel accommodation in Nigeria can be categorized into socio-physical and maintenance factors. This include social density, privacy, rental rates, distance from university facilities in some cases, poor maintenance, room safety and size, quality of bath-rooms, central dining facilities (mostly no longer operational) and hostel security and facilities (Amole, 2009; Najib, Yusuf and Osman, 2011; Onyike and Uche, 2013).

Challenges of Build-Operate-Transfer (BOT) Implementation for Student Hostel Provision in Nigeria

Researchers and stakeholders have similar opinions on the existence of challenges which has hindered the procurement of project through Public Private Partnership especially

BOT. Generally, Dahiru and Bala, (2011) identified inconsistent government policy, corruption, tariff regulation policies, high finance cost, high duties and taxes, poor regulation of BOT concession agreement, security of investment on BOT concession, poor handling of BOT transaction, poor

procurement process, unavailability of BOT expertise, lack of tradition of private sector provision of public services, lack of standardized project agreement and standardized bidding documents, and lack of

Concept of Build-Operate-Transfer (BOT)

Many scholars and researchers have described Build-Operate-Transfer or Build-Own-Operate-transfer in various similar forms or arrangements. Adetola, (2010) described BOT as an alliance or joint venture

Halls of Residence (On Campus)

Halls of residence are accommodation provided by the university or private developers, though at a cost to the student. These halls may be mixed sex or single sex, catered or self-catering, with single rooms or shared rooms and with suite bathrooms or

METHODOLOGY

Data was obtained by interaction, interview and by using a structured questionnaire for the students, which was administered in the students' hostels. The same was applied to the Developers, Student Affairs Division and Physical Planning of the university. The

$$n = \frac{Z^2 pq}{d^2}$$

Where:

n = the desired sample

z= the standard deviate, usually set 1.96 which correspond to the 95 percent confidence level

p= the proportion in the target population estimated to have particular characteristic (normally set between 0.1 and 1.05)

q=1.0-p

d= degree of accuracy desired usually set at 0.05

The population of students was given as 14,920 (students' affairs division, 2017). Therefore the proportion of the population that was tested was 1,492 which is 10% of the whole population. Therefore P = 0-1

$$\text{Sample size } n = \frac{(1.96)^2 \times 0.1 \times 0.9}{(0.05)^2} = 138.2976 \approx 138$$

Using random distribution 69 questionnaires were administered to the students on the ratio of 1:2 per room (138/2=69) rooms. Simple

established procurement procedure and schedule as challenges to BOT procurement process in infrastructure development in Nigeria.

group formed to provide a facility for a client for which the client makes a concession agreement to fund the facility until that facility's ownership is transferred to the client.

shared bathrooms. The cost of these rooms will vary according to these variables and the university you attend, and there may be further rules such as visiting hours, quiet hours, alcohol and guest policies and opening hours.

university management and developers were administered with 49 questionnaire.

For the students the sample distribution was determined from a representative sample for population greater than 10,000. The following standard formula was used to determine the sample size (IWSD, 2003 in MacDonald, 2006)

methods of percentages, ranking, ratios and averages were used to analyze data for this study because they are non-parametric

methods and are simple forms of statistical scale for an operationally defined

RESULTS

A total of 69 structured questionnaires were distributed to students, 50 representing 72% were returned and 49 structured

characteristic or property as is obtained in the parameters of this study.

questionnaires were distributed to school management and developers, 30 representing 61% were returned.

Table 1: Number of Students Admitted and Number Living in Hostel

Campuses	No. of students admitted in the university	No. of students living in hostel	Percentage (%)
Kaduna Campus	11,796	618	5.24
Kafanchan Campus	3,124	42	1.34

Source: Students' Affairs Unit (2017)

Table 1 shows the students population of Kaduna State University, which out of 14,920 students only 660 students, representing 6.58%, are living in hostel. This shows that not even up to 10% are accommodated. When interviewed most of the students said they are not in the hostel because they cannot secure space. This suffices it to mean that 93.42

percent that are not accommodated is an indication that hostel provision is grossly inadequate. This also tells why the hostels are very congested leading to overcrowding. It is expected that at least 60-70 percent of students should be accommodated in the school hostel.

Table2: Ranking of Problems Faced by Students in Their Hostel Accommodation.

	Not Important (1)	Important (2)	Very Important (3)	Rank
Overcrowding	6	9	35	2
Poor Maintenance	9	16	25	5
High Accommodation Rent	5	8	37	1
Lack of Privacy	9	13	28	4
Poor Provision of Facilities	7	13	30	3

Table2: shows the ranking of the challenges faced by the students in which high rent of accommodation emerged as the major problem considered by students having ranked 1st and 37 percent followed by overcrowding 2nd. Overcrowding 35 percent still remain pestilent in our campuses this problem alone can cause a lot of hazards and discomfort to students. Poor maintenance was considered the least important being

ranked 5th, though in a situation where overcrowding exist it is natural that poor maintenance and lack of privacy will be difficult to achieve. The serious concern is the poor provision of facilities ranked 3rd. It will be right to assume that private investors would provide better management of facilities but is not so perhaps it is an attempt to maximize profit.

Table 3: Utility not satisfactorily provided

Utility	No. of Students	%
Water supply	39	78
Electric supply	41	82

Security	23	46
Common room service	09	18

Table 3 shows 78 percent of the respondents indicated their dissatisfaction with poor water supply, and water is a necessity for life. Alarming, 82 percent of the respondents indicated that poor electricity supply is one of

the major challenges they are experiencing in the hostels. If these two utilities are sufficiently provided in students accommodation then it will be difficult for students to concentrate in their studies.

Table 4: The challenges faced by the developer

	High duties and taxes	Inconsistent government policy	Poor procurement process	High int. rate	High finance cost
Not important	5	4	4	6	3
Important	5	5	7	16	2
Very important	20	21	19	18	23
Total	30	30	30	30	30

The Table 4 Shows the problems faced by developers as 23 per cent of developers indicated that high cost of finance is their major challenge, 21 per cent indicated inconsistent government policy, while the 20

DISCUSSION

The result of the research data was carefully analyzed out of which some findings and deductions were developed. The research analysis reveals that there is a serious problem of hostel accommodation in Kaduna State tertiary institutions from both responses by students and the Institutions responsible for handling and maintaining the hostels.

High accommodation rent 37% was the major problem leading to students who cannot afford the rent to gather themselves to contribute money to pay, hence overcrowding the rooms. Overcrowding was also regarded by students as one of the main problems associated with their hostels. The overcrowding is contributed by both students (squatting of friends) and the school management (allocating many in a single room). Out of the five major problems analyzed, poor maintenance was considered to be the least problem.

Other difficulties faced by students among others are: shortage of accommodation

per cent indicated high duty and taxes which together with 19 per cent indicating high interest rate form the financial bottleneck experienced by the developers in the banking financing improvisers.

leading to congestion in small rooms provided, which can have effect on the rent by obeying the law of demand and supply. The main utility problems faced by students were shortage of water and electricity supply, this makes it hard for students to get water to do their chores or electricity to read in the hostel.

Developers have difficulty in accessing credit. The interest rate in Nigeria is double digit and banks are not willing to give long term loans at such a low rate. This is in agreement with Ogunlana, (2010), where he confirms that local banks where providing inadequate access to long term capital and the interest rate is high. This has negative effect on developers and investor. This portrays negative signals to the national economic growth. Therefore, positioning the construction industry has great effect in the national economic growth of any nation as construction industry is believed to contribute immensely to the GDP of the nation.

CONCLUSION

The research seeks to assess the challenges of students' hostel accommodation built through BOT approach. It is expected that under the BOT scheme a lot of the hostel's problems would be alleviated, but from the findings of this research, high rent was still a major challenge leading to students grouping themselves together to the rooms, thus giving rise to overcrowding the rooms. The developers faced problem of non-availability of finance because the banks consider the

interest too small to yield them any reasonable profit.

The research concludes that there is still shortage of hostel provision, high hostel accommodation rent, poor maintenance, poor provision of utilities, and even poor security network in our Universities hostels.

The developers have not been given fair rates for smooth business under the BOT arrangement as they indicated dissatisfaction with high finance rates and high interest rate. This implies that the national economic growth will be hampered if nothing is done.

RECOMMENDATIONS

Based on the result of the findings from the research work, observations and conclusion, the study proffer the following recommendations with the aim of assessing the challenges of students' hostel accommodation through BOT approach.

1. The Central Bank of Nigeria should use tight monetary control measure to stimulate growth in the economy and encourages lending to the real estate sector at single digit interest rate (using discriminatory interest rate).

2. The Nigerian Government could also introduce an intervention fund for BOT available at low interest rate for lending to investors and developers, and create a level playing ground for all stakeholders.
3. There should be centralized and harmonized decision in the implementation of policies between the different organs of the government.

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