



# An Evaluation of Functional, Aesthetic, Structural qualities and Satisfaction in Selected Students' Housing for the University

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## Abstract

The study evaluated the functional, Aesthetic, structural and satisfaction in students' housing in selected Students' Housing for the University, It examined the socio- economic characteristics of the users, evaluated functional, aesthetic, structural qualities in selected students' housing for Obafemi Awolowo University and examined residential satisfaction in the halls. This was with a view to providing policy interventions for the designers of halls of residences for the Universities. Primary data were obtained through survey method. Obafemi Awolowo University (O.A.U) was the University of Study for the research

## Keywords:

Functional quality, Structural quality, Aesthetic quality, Satisfaction, Students' Housing, University

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project. Five hostels at O.A.U were purposively selected to capture variation in gender, level of study and hostel design across the University. The sampling frame showed that 5,038 students at O.A.U were found in 1,078 rooms. One out of every five (20%) were selected at O.A.U which amounted to 215 students sampled at O.A.U. Secondary data was obtained from the Physical Planning Department of O.A.U. The data collected were analysed using descriptive and inferential statistics. The results from the frequency distribution shows that the functional qualities of the hostels were perceived among the students of O.A.U to be excellent (76.2%). Similarly, both aesthetics (79%) and structural (82.3%) qualities of the hostels are perceived as very good among the students of O.A.U. Also, all respondents of the hotels were not satisfied with various services and amenities provided in the Halls of Residence generally (40.0%) and 39.1% expressed neutral satisfaction. The study concluded that, Functional, Aesthetic, Structural qualities and Satisfaction are important in the overall Students' Housing for Obafemi Awolowo University.

## INTRODUCTION

The main attraction of Students' Housing is its proximity to the Campus. The distance to Campus is so important since the advantages of downtown living are not likely to attract many students. Also, from an academic viewpoint, Students' Housing is important because of its availability in or around the campus has been shown to be significant in attracting students. The overall academic quality of an institution may not be high if it fails to attract good quality students from outside the immediate catchment area with provision of suitable accommodation. The Literature also shows that Students can perform well in their studies if they have good and comfortable living conditions in their Students' Housing (Amole, 2005; Hassanain, 2008). It is agreed that poor Housing or poor living conditions make learning difficult. Most of the Students' activities are centred on studying and more than fifty per cent of the Students' study time is spent in the Student's Room. Students' Housing is important economically as housing students is a capital- intensive venture. University Students' Housing also usually constitutes the largest single capital investment and represents the largest facility asset that an institution may have. Consequently, Students' Housing needs to be properly design and managed to ensure that they do not deteriorate in value. Students' Housing as financial resources are now being handled as commercial Ventures; hence Students' Residential facilities need to be attractively designed to generate economic returns.

However, most of the previous studies on Residential Satisfaction in the context of Students' Housing have not examined the issues of Design such as functional, structural and aesthetic qualities of the design. The closest exception to this was Amole, (2009) who examined whether the morphological configurations of the halls of residence would predict Residential Satisfaction. The author refers only to the morphological configurations of the halls of residence as functional aspects of design but failed to investigate the aesthetic and the structural aspects of the design issues in the conceptual framework. It is important therefore, that current research obtain reliable and valid information in these areas on the Residents' Satisfaction with their Housing as a means to improve living accommodations. It is also useful to assess how certain aspects, characteristics, and features of the complex environment that we refer to as 'Housing' contributes to Satisfaction, (Aragones, et.al., 2002). It has been shown that evaluating Student Housing 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. However, singular perspectives of Residential Satisfaction are more common while multi-dimensional views are less common. This is inspite of the fact that multi-dimensional perspectives are more useful. 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. It is also necessary to examine which users are satisfied with what. This study was designed to evaluate the functional, aesthetic, structural qualities and satisfaction in the selected hostels for Obafemi Awolowo University, Ile-Ife, Osun-State.

### **RELATED LITERATURE REVIEW**

#### **Studies of Residential Satisfaction in Students Housing**

Studies on Residential Satisfaction have been actively discussed under Student Residential environment and its arguments on Residential Satisfaction (RS) topics have vibrantly become an eminent discussion among the built environment researchers and scholars since years ago. Li et al. (2007) examined the relationship between students' overall satisfaction



with their hall residences experience in terms of university hostel facilities and students' satisfaction with various custodial, maintenance, and services. The study finds out that, there is a relationship between overall Students' Satisfaction and the student's hostel facilities. Foubert et al. (1998) and Najib and Yusof (2010) specified that Residential Satisfaction among students stems from high-quality facilities, positive roommate relationships, and quiet study environments in their living accommodations. However, Kaya and Erkip (2001) contend that Student Satisfaction is based on having wider and brighter rooms with less noise and stress in the living areas, whereas Amole (2005) claims that students assess Residential Satisfaction based upon levels of crowding and privacy in their rooms. In other words, Resident Satisfaction stems from the perceived quality of Housing Facilities and Services, (Nurul, et.al., 2011). Most authors also argue that students can perform well in their studies if they have good, comfortable living conditions in their Student Housing, (Amole, 2005; Hassanain, 2008). Melnikas (1998) stresses that, evaluation and renovation of students' Housing is crucial to increase students' standards of living as well as rectify any defects in the Students' housing facilities, thus, Residents' Satisfaction must be ascertained regularly to address Students' Housing needs.

Residential satisfaction has also been managed in Students' Housing but from various perspectives: For example looking at Residential Satisfaction from the Students' perspectives, Amole (2009a) points out that Satisfaction with Students' Housing is an important indicator in evaluating the quality of students living environments. Similarly, Salleh (2008) and Mohitet et. al. (2010) explained that Residential Satisfaction from a Student's perspective is the positive experience expressed by occupants when their home meets their expectations.

Most scholars have examined the characteristics of the users' in the studies of satisfaction, but few studies have organized these variables in a model in an effort to facilitate analysis of the relationships among these characteristics, (Parkes, et. al. 2002). Ame'rigio and Aragone's (1997), Ame'rigio (2002) stated that once the residential environment objective attributes have been evaluated, they become subjective. At this junction, these attributes give rise to a certain degree of satisfaction. Naturally, subjective attributes are influenced by 'Personal Characteristics', which include one's Socio-demographic profile. But subjective attributes are also influenced by one's 'Residential Quality Pattern', (Adriaanse, 2007). Hassanain (2008) points out that student perceptions about the hostel they lived can be assessed in terms of both technical (i.e., acoustic and visual comfort) and functional (i.e.,

room finishes and room layout) requirements. The Author considers technical and functional performances as two different aspects that can be used to explain Students' Residential Satisfaction, Hassanain (2008). Thus, Resident Satisfaction must be ascertained regularly to address students' Housing needs. In order to deliver high quality services to students, the Management of the Students' Housing must manage every aspects of the Student's interaction with all of their services provided. With this background, it is important to examine design as a process and as a creative.

### Nature of the Design Process

The design process was described by Markus and Arch (1973) as consisting of both theoretical and empirical patterns. The theoretical pattern consists of an individual decision making process, usually performed by a designer, concerned with the creation of alternative solutions while the empirical patterns consists of the management process, divided into phases, which develop from the general and abstract to the detailed and concrete. A complete picture of the design method requires the consideration of both patterns. Design is often referred to as a Creative Process and Management Process respectively.

### Designs as a Creative Process

A number of models of design as a creative process abound in literature, for example, the model proposed by Markus and Arch (1973) is presented in Figure 1. In this model there are four main activities in design: analysis, synthesis, evaluation and dissemination. One of the main contributions of such models is the fact that individual design processes tend to be very unstructured and chaotic. This should be taken into consideration when developing a model for managing and design process. It means that the steps for producing a design solution cannot be established at a very fine level of detail (Lawson, 1980).

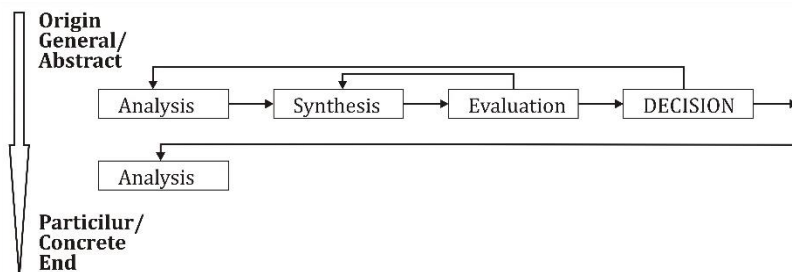


Figure 1.

### Design as a Functional, Aesthetic and Structural Qualities

The Design Quality in this study covered all the physical settings of the hostel and is measured by the functional, aesthetic

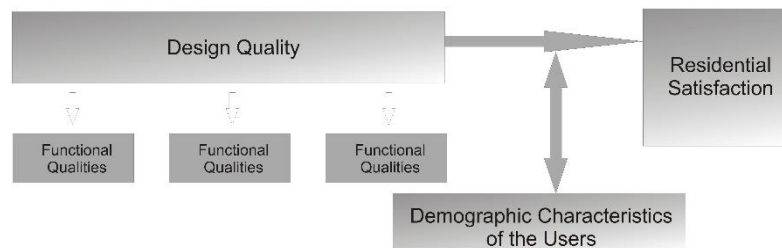
Figure 1.  
Design as a creative process (Markus and Arch, 1973)

and structural qualities of the hostels. *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.

**The Conceptual Framework**

In this study, Conceptual Framework refers to the three important key concepts which are: Residential Satisfaction, socio-economic characteristics and the Design attributes (Functional, Aesthetics and Structural qualities). It was discovered that design qualities (Functional, Aesthetics and Structural qualities) affect the concept of residential satisfaction depending on the characteristics of the users.

**Figure 2.**  
The Conceptual Framework for studying residential satisfaction in this study)



**Figure 2.**

**Study Area**

Osun-state is located in the south-western part of Nigeria. It covers an area of approximately 14,875 square kilometres, lies between latitude 7° 30 0”N and longitude 4° 30 0 E and is bounded by Ogun, Kwara, Oyo and Ondo-State in the south, north, and east respectively, its area covered is represented in the figure 3. One of the major towns present in Osun-State is Ile-Ife which is the study town for the study, is an ancient town established by Oduduwa regarded as the father of Yoruba race. Ile-Ife is believed to have emerged as the first highly centralized polity in Yorubaland, it is the holy city of the Yoruba people and believed to have been discovered about 500BC. Ile-Ife is located on the longitude 4.6°E and latitude 7.5° N which is within the hot humid tropical zone. It has an annual means

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temperature of 26°C. It is situated on an elevation of about 275 meters above the sea level. The king is called the Ooni or Onile (that is the one who owns the land). Its area covered is represented in the figure 4. The establishment of three Universities in Nigeria between 1961 and 1962 evolved the so called University of Ife in 1962 and in February 1988, the name of the University was changed from "University of Ife" to "Obafemi Awolowo University" (O.A.U) in honour of the Late Chief Obafemi Awolowo, one of the founding fathers of the University. O.A.U, Ile -Ife is about 80 kilometres northeast of Ibadan. It is in Osun State. Obafemi Awolowo University, Ile-Ife is located on the longitude 4.622°E and latitude 7.5182° N which is within the hot humid tropical zone. The student enrolment is about 35000 for both undergraduates and post graduate students. Map to describe O.A.U is represented in the figure 5.

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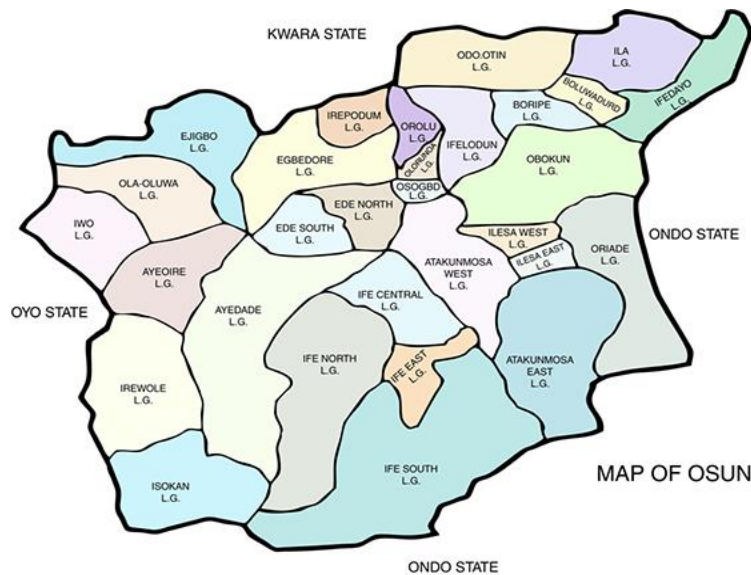


Figure 3.  
Map of Osun-State, Nigeria

Source: [www.osunstate.gov.ng/geography.htm](http://www.osunstate.gov.ng/geography.htm) (2011)

Figure 3.



**Figure 4.**  
Map of Ile-Ife, Nigeria



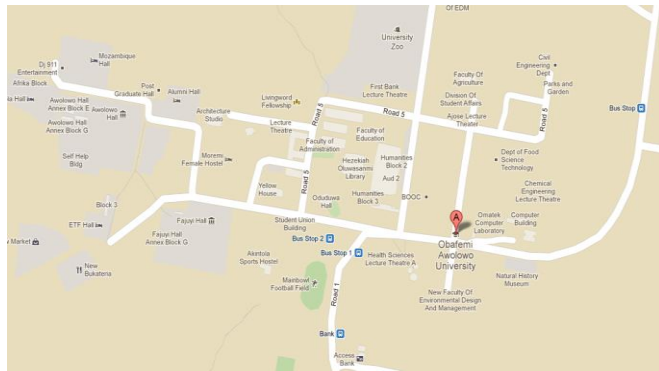
**Figure 4.**

#### *Description of Halls of Residence at O.A.U*

The major halls of undergraduate residences for males are Fajuyi, Awolowo, Angola and E.T.F. For women, halls of residence are Moremi, Ladoke Akintola, Alumni and Mozambique. Muritala Muhammed Hall is for postgraduate students. These halls of residence had common characteristics. About 50% of the hostels are low-rise two-storey buildings such as Fajuyi, Awolowo, Muritala Muhammed, Moremi, and Ladoke Akintola halls of residence (Plates 1, 8, and 5). Twenty percent of the halls of residence are bungalow building such as Mozambique, E.T.F and Angola halls of residence (Plates 2, 3, 4). While just 10% is one story building such as Alumni Hall (Plate 7). All the halls except one (Muritala Muhammed) are single-sex halls. In all, there were four female halls, four male halls, and one mixed-sex hall. The halls of residence provide shared facilities such as bedrooms, which are the most private space and are shared by four persons (Fajuyi Annex, Awolowo Annex E.T.F, Moremi); some are six (Fajuyi, Awolowo, Alumni), some are twelve (Angola halls & Mozambique hall) (Plate 14 and Figure 5 and 6) and some are three and one person per room (Muritala Muhammed). Sometimes the halls are provided with balconies or a back terrace as 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, kitchenettes, buttry, drainage system access road, walkways waste disposal method and the corridor access (Plates 9, 10, 11, 12, 16).



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**Figure 5.**  
*Master Plan of O.A.U Ife*

**Figure 5.**



**Plate 1.**



**Plate 2.**

**Plate 1.**  
*The typical Hall Entrance of Adekunle Fajuyi and Awolowo Hall.*

**Plate 2.**  
*Master Plan of O.A.U Ife*



**Plate 3.**



**Plate 4.**

**Plate 3.**  
*The Entrance of E.T.F Hall*

**Plate 4.**  
*The Mozambique Hall Entrance.*



**Plate 5.**



**Plate 6.**

**Plate 5.**  
*The typical Hall of Moremi, Akintola, Awolowo*

**Plate 6.**  
*The typical Hall Entrance of Angola Hall and Mozambique Hall Entrance.*



**Plate 7.**



**Plate 8.**

**Plate 7.**  
*The Entrance of Alumni Hall*

**Plate 8.**  
*The Muritala Muhammad Hall*

**Plate 9.**  
*Access between O.A.U Fajuyi hostels*



**Plate 9.**

**Plate 10.**  
*Waste disposal at O.A.U hostel*



**Plate 10.**

**Plate 11.**  
*Drainage system at O.A.U hostels*



**Plate 11.**

**Plate 12.**  
*Available Water at O.A.U hostel*



**Plate 12.**

**Plate 13.**  
*Artificial Illumination at O.A.U hostel*



**Plate 13.**

**Plate 14.**  
*Bedroom at O.A.U hostel*



**Plate 14.**

**Plate 15.**  
*Access road between the hostels at O.A.U*

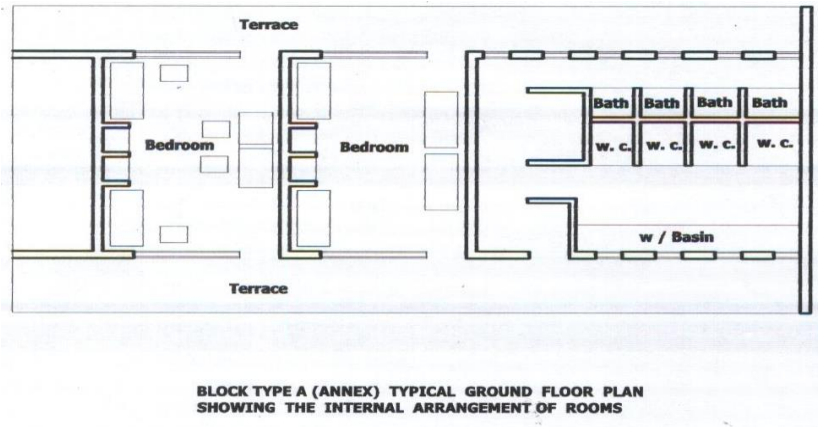


**Plate 15.**

**Plate 16.**  
*Buttery at O.A.U hostel*

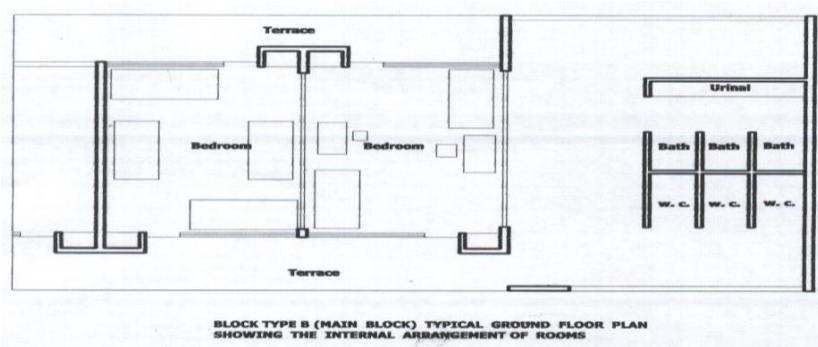


**Plate 16.**



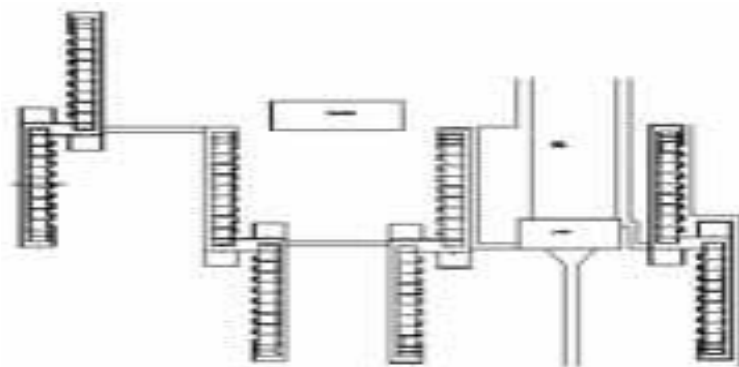
**Figure 6.**  
*The typical Floor Plan of most of the Hostels in O.A.U Ile-Ife*

**Figure 6.**



**Figure 7.**  
*The typical floor plan of most of the hostels in O.A.U Ile-Ife*

**Figure 7.**

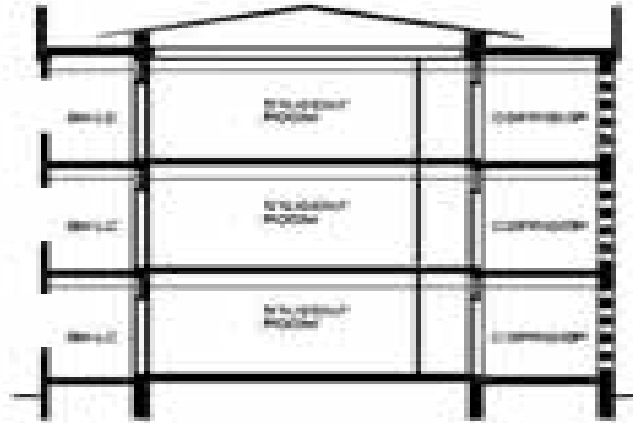


**Figure 8.**  
*The typical plan layout of most of the hostels in O.A.U Ile-Ife*

**Figure 8.**

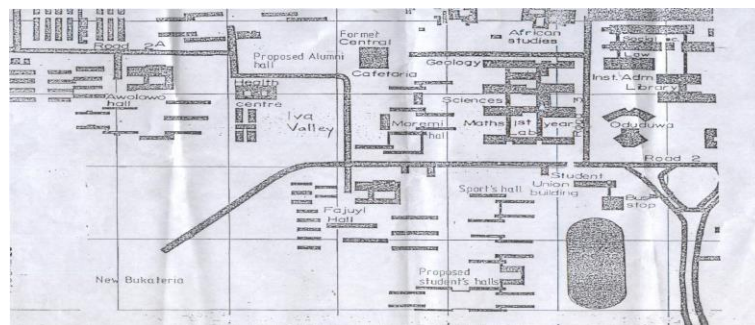


**Figure 9.**  
The typical section layout of most of the Hostels in O.A.U Ile-Ife



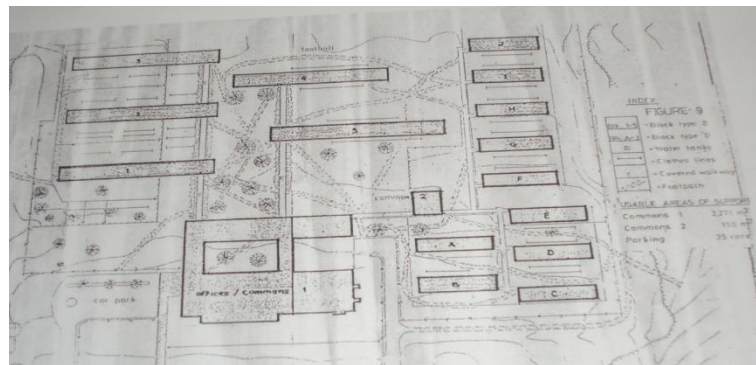
**Figure 9.**

**Figure 10.**  
Layout plan of the residential areas in O.A.U Ile-Ife Master plan



**Figure 10.**

**Figure 11.**  
Layout Plan of Adekunle Fajuyi Hall of Residence in O.A.U Ife



**Figure 11.**

*Population in Hall of Residence at O.A.U Ile-Ife*

Alumni Hall is a hall situated beside the Murtala Muhammed Post Graduate Hall as an undergraduate female hostel built to accommodate legal students' population of 390. It is the least populated of all halls. The hostel was built and financed with the assistance of O.A.U Alumni Association, bears the name after them. It is located at about 4,000m away from the academic areas. Angola Hall, built in 1975, is one of the furthest halls of residence from the academic environment, about 6,000m and strictly constructed for the male. It was formally known as an Emergency Hostel 1 and later given the name Angola Hall The hostel was built to accommodate legal students' population of

1,320. It is also the closest hostel to Mozambique and Awolowo hostels, due to its security; the hostel has been dedicated mainly to the first year male students. Awolowo Hall built in 1970 is remarkably the most populated hostel in Obafemi Awolowo University with a maximum capacity of 2,032 legal students. It is located at about 5,000m away from the academic activities. The Education Trust Fund Hostel (ETF hostel) is a male hostel and also an extension of the Awolowo Hostel. The hostel was built to legally accommodate a population of 560 students. Even though the hostel is an extension of the Awolowo hostel there is a distance of more than 300m between the ETF hostel and the Awolowo hostel through the school main access road. Ladoke Akintola Hall, popularly called Sport's Hall due to its proximity to the School's Sports Facilities situated close to the academic areas where faculties and various departments are situated. The hostel was built to legally accommodate a population of 640 students. The hostel is strictly assigned to the female students. Moremi Hall is a female hostel located just a few meters away from the Faculty of Science Building is named after an ancient heroine, Princess Moremi. This hall was built between the years 1973 and 1974 to legally accommodate student population of 1,228 students. Mozambique hostel is also an emergency hostel like the Angola hostel; it was built in the same year with Angola and was formally known as an Emergency Hostel 2. The hostel was built in 1975 to legally accommodate a population of 1,722 students. Its location is more than 6,000m away from the academic environment. The hostel is almost equidistant from Angola hostel and the Post Graduate students' hostel. It is directly facing the back entrance of the Awolowo Hostel. Due to its security, the hostel has been dedicated to the First year female students. Muritala Mohammed Postgraduate Hostel, which is also known as PG hostel, is a unisex hostel that is specially built for the male and female post graduate students. This hall was built to accommodate a students' population of 1,072 students. The hostel is very close to Alumni, Mozambique and Awolowo Hall. Adekunle Fajuyi Hostel is the second most populated hostel in Obafemi Awolowo University. This hall was built to accommodate student population of 1,788 students. Fajuyi Hall is the closest hostel to the academic environment, quiet and neat like other hostels and strictly assigned to the male students. The population distribution of the hostels are represented in the table 1.

Table 1. Population distribution of hostels at O.A.U Ile-Ife

S/N	Name of Hall	Level of Study	Gender	No of Blocks	No of Rooms	No of Students
1	AdekunleFajuyi Hall	Undergraduate	Male Hostel	15	237	1,788
2	Angola Hall	Undergraduate	Male Hostel	11	110	1,320
3	Awolowo Hall	Undergraduate	Male Hostel	16	307	2,032
4	E T F Hall	Undergraduate	Male Hostel	6	72	560
5	Moremi Hall	Undergraduate	Female Hostel	8	257	1,228
6	LadokeAkintola Hall	Undergraduate	Female Hostel	4	128	640
7	MozambiqueHall	Undergraduate	Female Hostel	14	140	1,722
8	Alumni Hall	Undergraduate	Female Hostel	4	52	390
9	Muritala Mohammed	Postgraduate	Male Hostel	10	460	1,072
<b>Total</b>				<b>88</b>	<b>1,763</b>	<b>10,752</b>

Source: O.A.U Students Affairs Unit (2012)

#### *The Structures of O.A.U Students' Halls of Residence*

The management structures of students' accommodation in O.A.U are categorized as follows: Management Strategies, Hostels and Bed Spaces, Method of Allocation, Accommodation Fees, Rules and Regulation Guiding the Use of the Hostels.

Halls of residence in O.A.U are usually managed by the Students Affairs Division of the University's Registry. Each of the halls of residence has the Hall Warden and a Hall Supervisor who are responsible for the proper management and maintenance of the hotels. Admission to the Halls of Residence is by application via internet by filling the relevant application forms available on the special site designed by the Students Affairs Division. Allocation of hostels and bed spaces to students are usually done based on; Qualification as a Student, Gender, for example: Men Undergraduate students in all Faculties and Departments will be evenly distributed in the four Halls for men i.e (Fajuyi and Awolowo, ETF and Angola) while Women Undergraduate students will be accommodated into Moremi, Alumni, Akintola and Mozambique Halls. Other categories are: Freshmen, Finalists (decided by matriculation year), and Students Union Leaders.

Sports men and women recommended by the Chairman of the Sports Council, Students with disabilities certified by Director of Medical services, Foreign Students and Medical (clinical) students. Murtala Muhammed Hall is exclusively for Postgraduate students and physically challenged male and female students. Accommodation allocation in the post graduate hall is done per Semester while that of undergraduates are done

per session. Male Clinical students are usually allocated into the two-bedded rooms in Fajuyi Hall while accommodations are usually provided for their female counterparts in Moremi Hall. Also the University rented accommodation for medical students in town. Three bedroom apartments are usually allocated to the post graduate students in the first session of the MA/M.Sc. degree programmes. Also students in second session of the programmes, the MA/M.Sc programmes and Students on Ph.D degree programmes are allocated single room apartment where available.

Accommodation fees in O.A.U are categorized on class such as Undergraduate and Post-Graduate students. For the undergraduate spaces, students are required to pay a flat rate of N90 per session while Postgraduate students are required to pay a total sum of N10,000.00 per session (Single room) and a total sum of N7,500.0 per session for the shared room. Also, a miscellaneous fee of N2, 500 is charged per student per session for utilities and maintenance in the Halls.

Rules and regulations are other aspects of hostel management in O.A.U. 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:

- University authority is under no obligation to provide all students with hostel accommodation. Allocation of bed space in halls of residence is therefore a privilege not a right.
- The University does not accept any responsibility for any loss or damage to student's property within or outside the halls of residence.
- Only students duly registered for the session are eligible for allocation of bed spaces.
- Any student found occupying a bed space illegally or squatting at any point in time will be ejected and made to face disciplinary actions.
- Any bed space or room allocation made cannot be altered and students must retain where they are assigned for the period or session under review.
- All university property/facilities provided in the hostels must be used judiciously. Any damage to such facilities as a result of misuse shall be fully replaced by the student(s) concerned.
- It is mandatory that students keep their rooms, corridor, toilets, kitchen and environment in general, clean and tidy. All rubbish must be properly disposed.





- It is an offence for any student to engage in illegal transfer or sale of bed spaces. Such actions would attract penalties which may include dismissal from the University.
  - Students must vacate their rooms, remove all their personal effects during the holidays and hand over keys to the Hall supervisor before departing on each vacation. Failure of which will attract payment of full rent for the period.
  - Students residing in each hall must be ready to participate in any organized sanitation exercise. Students who fail to participate will be ejected from the hostel.
- No male visitors (including male students) are allowed into the female hostel and no female visitors (including female students) are allowed into the male hostel.
- All non- hostel residents and visitors entering the hostels must check in at the reception desk in the Porter's Lodge.
  - Female students that are nursing mothers are not allowed to reside with their babies in the hostel.
  - Friends or relatives are not to be housed in the halls of residence for any period of time without written authorization by the Dean of Students.
  - Violation of any of the above conditions shall lead to students being surcharged, face ejection from the hostel or banned from hostel accommodation for the remaining part of his / her stay in the University or even suspension or dismissal from the University.
  - Students are forbidden to engage in trading or hawking within the hostel.
  - Sale or consumption of alcohol or any other intoxicants is banned on campus. Any student found violating this order shall be expelled from the University.
  - Any electrical appliances not certified alright should not be brought in or else the owner will be ejected or banned from hostel accommodation. The use of refrigerator or cooker is restricted to the kitchenette, subject to availability of space.
  - Fighting, religious preaching, noise making and misuse of musical instrument in the hostels are strictly prohibited and can lead to summary dismissal from the University.
  - Any activity that is not in the interest of the academic and welfare pursuit of the University is banned.
  - Any student found in possession of dangerous weapons such as knife, gun, offensive chemicals will face summary dismissal from the University.
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**RESEARCH METHODOLOGY**

Primary data were obtained through survey method. Obafemi Awolowo University (O.A.U) was the University of Study. Five (E.T.F, Fajuyi, Moremi, Alumni, and Muritala Mohammed) hostels at O.A.U were purposively selected to capture variation in gender, level of study and hostel design at O.A.U. The sampling frame showed that 5,038 students at O.A.U were found in 1,078 rooms. One out of every five (20%) were selected at O.A.U which amounted to 215 students sampled from O.A.U hostels. Secondary data was obtained from the Physical Planning Department of O.A.U. The data collected were analysed using descriptive and inferential statistics.

Table 2. Sample frame at UI & O.A.U

S/N	Obafemi Awolowo University			
	Hall selected	No of Rooms	No of students per Hall	No of Students selected
1	Fajuyi	237	1,788	45
2	ETF	72	560	15
3	Alumni	52	390	11
4	Moremi	257	1,228	52
5	Muritala Mohammed	460	1,072	92
	Total	1,078	5,038	215

**RESULTS AND DISCUSSIONS**

This study presents the research findings obtained on the socio-economic characteristic of the students who reside in the selected halls of residence at O.A.U, Ile-Ife, Osun State. The socio-economic characteristic of the students obtained are represented in the table 3. With regards to the gender of all respondents in this study, Among OAU students, 52.6% were males while 47.4% 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 at O.A.U when compared to her female counterpart. The summary is depicted in the table 3. Meir *et al.* (2007) emphasized on the fact that male students cared much about the privacy in their rooms by less operating the shutters in promising the territory. In the other context, Foubertet *al.* (1998) discovered that higher level of student's residential satisfaction for male students was determined by those who stayed in the coeducational housing type but for female, equal satisfaction level was reported by those who stayed either in coeducational or single sex housing. Also, 23.7% were between 15 and 20 years, 46% were between 21 and 25 years, 19.5% were between 26 and 30 years while 10.7% were



above 30 years old. The mean age is 25.2 years while the median is 23.5 years. The summary is tabulated in the table 3. The majority of the students interviewed at O.A.U are between the ages of 21-25 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 93.5% of all respondents enrolled for the study were single while the remaining 6.5% 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 from O.A.U are not married. Table 3 shows the summary of the marital status of respondents. Also, 9.8% of OAU respondents were in the first year, 19.1% were in the second year, 14.4% were in the third year, 10.7% were in the fourth year, 3.3% were in the fifth year and the remaining 42.8% 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 at O.A.U 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

<b>Socio-economic characteristics</b>	<b>Frequency n (215)</b>	<b>Percentage %</b>
<b>Gender</b>		
Male	113	52.6
Female	102	47.4
<b>Age</b>		
15-20	51	23.7
21-25	99	46.0
26-30	42	19.5
30 and above	23	10.7

Table 4. continue

<b>Socio-economic characteristics</b>	<b>Frequency n (215)</b>	<b>Percentage %</b>
<b>Marital Status</b>		
Single	201	93.5
Married	14	6.5
<b>Level of study of Respondents</b>		
100level	21	9.8
200level	41	19.1
300level	31	14.4
400level	23	10.7
500level	7	3.3
Postgraduate level	92	43.8
<b>Means of sponsorship</b>		
Parents	163	75
Self	28	13.0
Family	23	10.7
Co-operative	1	0.5
<b>Experience of boarding house</b>		
Yes	93	43.3
No	122	56.7
<b>Monthly Income</b>		
>2000	4	1.9
2000-5000	39	18.1
5000-10000	89	41.2
10000-15000	50	23.3
15000-20000	30	14.0
<20000	11	5.1
<b>Faculty to which students belong</b>		
Science	45	20.9
Engineering	41	19.1
Education	37	17.2
Agric	43	20.0
Health sciences	44	20.5
Social Sciences	18	8.4



Table 4. continue

<b>Socio-economic characteristics</b>	<b>Frequency n (215)</b>	<b>Percentage %</b>
<b>Opinion on Accommodation Fees</b>		
Too high	32	14.8
Good	156	72.6
Indifferent	29	13.4
<b>Number of session spent in the hostel</b>		
One session	134	62.3
Two sessions	33	15.3
Three sessions	26	12.1
Four sessions	11	5.1
Five sessions	16	7.4
<b>Number of People per Room</b>		
One	39	18.1
Two	7	3.3
Three	73	34.0
Four	33	15.3
Five	63	29.3

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 OAU respondents, 75.8% of selected students were being sponsored by their parents, 13% were sponsoring themselves, 10.7% were being sponsored by their family while less than 1% was being sponsored by cooperatives. This finding is evidence that majority of the students who resides on campus purposely built hostels in O.A.U are being sponsored by their parents. The summary is depicted in the table 3. 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, 56.7% responded in the negative compared to 43.3% of OAU respondents who responded in the affirmative. The result is depicted in the table 3. From the findings it was noted that, over half of the O.A.U 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 at O.A.U have lived in a boarding house before. Also, respondents of O.A.U 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, 1.9% of selected students reportedly collected less than ₦2000, 18.1% collected between ₦2000 and ₦5000, 41.2% collected between ₦5000 and ₦10000, 23.3% collected between ₦10000 and ₦15000, 14% collected between ₦15000 and ₦20000 while 5.1% collected ₦20000 and above per month. Table 3 show the summary of the assumed financial capability of respondents. It is therefore, concluded that, the students of O.A.U 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 and 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, 20.9% of selected OAU respondents were in the faculty of sciences, 19.1% were in the faculty of engineering, 17.2% were in the faculty of education, 20% were in the faculty of agriculture, 20.5% were in the faculty of health sciences while the remaining 8.4% were in the faculty. Table 3 shows the summary of the student's faculty, majority of O.A.U students sampled are from the faculty of health sciences, Agric and Sciences. 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. Among the Obafemi Awolowo University respondents, the amount paid range from ₦2090 and ₦3090 per space per session to include other maintenance fees but the postgraduates' students paid ₦7500 per 3-person room and ₦12500 for single-person room per session to include other



related fees, thereby giving an average of #5,400. See table 3. The average preferred cost of accommodation at Obafemi Awolowo University hostel is #5500, larger percentage of the students sampled expressed good opinion about their official accommodation fees for their bed spaces. Also, among OAU respondents, 62.3% were spending their first session in the hostel, 15.3% were spending their second session there, 12.1% were spending their third session, 5.1% were spending their fourth session and 7.4% were spending their fifth year in the hostel. Majority of the students sampled at O.A.U had spent between 1-2 sessions in their various hostels. See table 3 for detailed explanations. Among OAU respondents, 18.1% of respondents selected for the study were officially allocated to single person room, 3.3% were officially allocated to two-person room, 34.% of respondents room were officially allocated to three person, 15.3% were officially allocated to four persons, 29.3% of respondent room were officially allocated to six persons. The result is depicted in the table 3. 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 more common in O.A.U. Also, one, two and three bedded rooms are more common in O.A.U, these is a reflection of the postgraduate students sampled in the university. Karlin, et al. (2010), posits that students who lived in triple sharing rooms were less satisfied and unhappier with their living conditions than students residing in double sharing rooms. 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 Obafemi Awolowo University. *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 butterfly 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 Obafemi Awolowo University Hostels*

The assessed functional quality of the hostel is good. About 54.8% reported fair functional quality. Also a high proportion 20.0% reported a good functional quality, only 1.4% reported very good but 20.5% reported poor functional quality and 3.3% reported very poor functional quality. Kayas' and Erkip's (2001) reveals that students' perception of privacy, feeling of crowding and control over space (functional qualities) led to an increase in students' satisfaction with their living condition and an important factors predicting students' satisfaction. In summary, 76.2% of OAU respondents gave a favourable level of functional quality. The above information is represented in the table 4.

Table 4. Functional qualities of the Hostels at O.A.U

		Obafemi Awolowo University		Total poor functional quality	Total good functional quality
Score	Qualities	Freq	%	%	%
10 – 18	Very poor	7	3.3	3.3+20.5+1.4	
19 – 26	Poor	44	20.5		
27 – 34	Fair	118	54.8	54.8+20.0+1.4	
35 – 42	Good	43	20.0		
43 – 50	Very good	3	1.4		
Total		215	100	23.8	76.2

*Aesthetic quality at the Obafemi Awolowo University hostels*

About 54.4% of respondents reported fair aesthetic quality, about 20.9% reported good quality and 3.7% reported very good aesthetic quality. About 14% reported a poor level of aesthetic quality while 7% reported very poor aesthetic quality of the hostel. In summary, 79% of respondents gave a favourable aesthetic quality. Therefore, the aesthetic quality of hostels in O.A.U is good. The above information is represented in the table 5.



Table 5. Aesthetics qualities of the Hostels at O.A.U

Score	Qualities	Obafemi Awolowo University		Total poor Aesthetic quality	Total good Aesthetic quality
		Freq	%	%	%
5 – 9	Very poor	15	7.0	7.0+14.0	
10 – 13	Poor	30	14.0		
14 – 17	Fair	117	54.4	54.4+20.9+3.7	
18 – 21	Good	45	20.9		
22 – 25	Very good	8	3.7		
Total		215	100	21	79

*Structural quality at the Obafemi Awolowo University Hostels*

47.9% of all OAU respondents reported that the structural quality of the hostel is fair, 29.3% reported well and 5.1% reported very good structural quality of the hostel. Only 13.3% and 4.3% reported poor and very poor respectively. In conclusion, 82.3% of all OAU respondents perceived the structural quality of the halls of residence to be well above average. The structural quality of hostels in O.A.U was considered very well. The above information is represented in the table 6.

Table 6. Structural qualities of the Hostels at O.A.U

Score	Qualities	Obafemi Awolowo University		Total poor Structural quality	Total good Structural quality
		Freq	%	%	%
4 – 7	Very poor	9	4.2	4.2+13.5	
8 – 10	Poor	29	13.5		
11 – 13	Fair	103	47.9	47.9+29.3+5.1	
14 – 17	Good	63	29.3		
18 – 20	Very good	11	5.1		
Total		215	100	17.7	82.3

*Satisfaction with the hostels Services and Amenities at the O A U*

About 7.4% of OAU respondents rated the level of satisfaction about staying in the hostel as very low i.e. very dissatisfied, 32.6% were reportedly dissatisfied, 39.1% expressed neutral satisfaction, 18.6% were reportedly satisfied while 2.3% were reportedly very satisfied. In conclusion, only 20.9 % of all OAU respondents give a favourable level of satisfaction with various amenities provided in the hall. Thus, the level of satisfaction about various amenities provided in the halls

is higher among UI respondents than OAU respondents. The above information is represented in the table 7.

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

Score	Qualities	Obafemi Awolowo University		Total dissatisfied	Total Satisfied
		Freq	%	%	%
10 – 18	Very dissatisfied	16	7.4	7.4+32.6	18.6+2.3
19 – 26	Dissatisfied	70	32.6		
27 – 34	Neutral	84	39.1		
35 – 42	Satisfied	40	18.6		
43 – 50	Very satisfied	5	2.3		
Total		215	100	40	20.9

### SUMMARY AND CONCLUSION

This study has examined the socio-economic characteristics of the students in the halls of residence in the selected halls of residence in Obafemi Awolowo University; evaluated functional, aesthetic, structural and satisfaction in selected students' housing for Obafemi Awolowo University and examined residential satisfaction in the selected halls residence. 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 at O.A.U. Students that resides in O.A.U ranges between the ages of 21-25years. This study has also revealed that, most of the students sampled are single students from different levels of study, course of study were also sampled and most of the students sampled are been sponsored by their parents. Also majority of these students collected money between #5,000 and #10,000 per month at home. It is therefore, concluded that, the students of O.A.U are of better financial status. It can also be concluded that, the official accommodation fees paid at O.A.U is between 3090 and 12500. 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 not even experienced staying in the boarding house before and most of them have spent between 2-3sessions in their various prospective halls of residence now. However, this study also evaluated the *functional, aesthetics and structural* aspects of design. The functional qualities of the hostels were perceived among the students of O.A.U to be excellent. Similarly, both aesthetics and structural qualities of the hostels are perceived as very good among the

students of O.A.U. It is, therefore, concluded that the design qualities of the hostels perceived at O.A.U were generally good. It was also concluded that, all respondents of the hotels were not satisfied with various services and amenities provided in the Halls of Residence generally (40.0%) and 39.1% expressed neutral satisfaction. For optimal performance of student housing, the functional, aesthetic and Structural qualities requires more attention from the university authority especially at Obafemi Awolowo University student hostels, however, all these physical attributes should be consider in 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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