PRIVATE SECTOR PARTICIPATION IN HOSTEL DEVELOPMENT AND MANAGEMENT FOR STUDENTS IN NIGERIAN UNIVERSITY:

CASE STUDY OF ABU ZAR1A

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DECLARATION

I declare that the contents of this dissertation, titled, "private sector participation in hostel development and management for students in Nigerian universities (case study of ABU Zaria)" were actually based on my findings and that I did not copy direct from published literature or other dissertations. Credit has been given to Writers, whose works have been referred to in the project and they have been acknowledged.

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CERTIFICATION

This research project entitled "Private Sector Participation in Hostel Development and Management for Students in Nigerian Universities (Case Study of A. B. U. Zaria": conducted by **Sulaiman Ibrahim Ahmed MBA/ADMIN/29521/2001 2002** has been read as having met the partial requirement for the award of Degree of Masters in Business Administration (MBA), and is therefore approved for its contribution to knowledge and literacy presentation.

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DEDICATION

This dissertation is dedicated to my virtuous and loving wife, Hajia Lubabatu.

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I give all my thanks to Almighty God for giving me the opportunity and ability to complete this dissertation. Without his help, it would not have been possible.

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CHAPTER ONE

1.0 INTRODUCTION

1.1 HISTORICAL BACKGROUND

The first tertiary institution in Nigeria was Yaba Higher College, which was established by the colonial government in 1934. In 1984 the University College, Ibadan was established and it absorbed all the students of the higher College. The point must be under scored that the impetus to move higher education forward in the country really came from Nigerians themselves, rather than the British administration. All the same the Asqith and Elliot commissions, had earlier recommended for the establishment of the University College, Ibadan, tied to the apron – strings of London University. Later in 1960, the Ashby commission recommended, three other university level institutions as being sufficient to cater for the higher education aspirations of Nigerians. Before the recommendation of the Ashby Commission could be implemented by the federal government, the three Regional Governments of Nigeria had each established a University in their regions, namely: the University of Nigeria, Nsukka, Ahmadu Bello University at Zaria, and University of Ife (now Obafemi Awolowo University at Ile-Ife. The Federal Government was left with the

establishment of the University of Lagos. The stage had, therefore, been set for the ownership of Universities by both the Federal and Regional (later State) governments, a situation that was to be fully exploited at every opportune moment in later years by states that desire to have Universities of their own.

However, by 1972, none of these States could afford the cost of running a university, so the Federal Military Government took them over. Following the taking over of State owned Universities by Federal Government in 1972, there existed five Federal Universities in Nigeria, Viz; Ibadan, Nsukka, Ahmadu Bello, Lagos and Obafemi Awolowo University (OAU). Soon afterwards, the erstwhile Midwest College of Technology was translated to a University, named University of Benin and offered to the Federal Government for take-over. The main reason given by the Government (s) at this time was the inability of the states (regions) to finance these Universities established by them. Nonetheless, students' accommodation was not the greatest problem faced by the Universities. Three of them even had Colleges with adequate facilities for student accommodation. These were, Jos for college of Ibadan, Calabar for college of University of Nigeria and Abdullahi Bayero College Kano for Ahmadu

Bello University. The student emolument numbers were small and facilities to house them were within the abilities of the proprietors.

In 1976, Government adopted the policy, to establish seven new Universities (now popularly known as the second generation Universities). These consisted of the three erstwhile colleges plus four new ones at Ilorin, Maiduguri, port Harcourt, and Sokoto. The first problems encountered in the implementation of this courageous policy were two fold:

1. When and where to commence the execution of the policy?
2. Where to house the lucky beneficiaries (students)?

For the three former colleges, the problem of solving when and where was not tedious. They just started where they previously had been. For the fever four, however, these were troublesome problems. The new state governments of North Western, North Eastern, Kwara and Rivers States had to provide solutions to the first question. This was when a new phraseology entered the history of establishment of educational institutions in Nigeria – Temporary sites (or temporary campus). The state governments were very clever, each one donated the whole or half of any non – viable secondary school, technical or vocational or teachers college which was sufficiently capable of providing a Central Building and about three or four classroom blocks. Sokoto was launched on a small estate in the city, which served as a

temporary secretariat to Sokoto State. Maiduguri on the half completed site of the North Eastern College of Arts and science [NECAS], Horin on half of technical college and port Harcourt on choba technical Trade center – consisting of some uncompleted buildings. The stage was set for classroom and administrative work, but the question remains where the students stay?

In 1979 again the Federal Government decided to establish seven Universities of Technology. These ended up being five Universities of technology and two Universities of Agriculture by 1988. During this period, eight States owned Universities were established and the Nigeria Defence Academy was upgraded to a degree awarding institution. Most of these were commenced on temporary sites and rented accommodation for students.

The dramatic changes that University education has undergone include, not only the growth in the number of universities but also tremendous expansion in University student population. The enormity of the task that face governments [both Federal and State) with regard to funding of University education can be fully appreciated when it is observed that university enrolment was only 20,000 in 1970, compared to 151, 967 by 1986/87, 210,000 in 1990 and 393, 077 in 02/2003. In the meantime, both the states and the Federal Government again continued to establish

polytechnics, colleges of technology, colleges of education and technical teachers colleges.

It was, however, not until the 3rd National Development plan (1995-80) that a serious effort at developing technical education started with the adoption of short and long-term plans by the Federal Government. Under the short-term plan, which terminated in 1980, 6,000 Nigerians were sent to Europe and America to be trained as technologists. On the other hand, the long-term plan was aimed at increasing training facilities available locally and expending enrolment in them substantially. It was the wish of the Federal Government to ensure that there would be one polytechnic in each of the then 12 states. The latter group of colleges were themselves drastically expended in terms of facilities and academic programmes, while 50 percent matching grants were provided by the Federal Government to state owned polytechnics.

Similar to the Universities, the polytechnics were also opened on temporary sites using rented accommodation for staff and students. The Advanced teachers colleges and colleges of education, however, fared better, in that most of them had low student population and therefore, could develop their permanent sites faster. Furthermore, most secondary school outputs would rather go straight into universities rather than "waste" three years in

an Advanced Teachers College before proceeding to universities. Therefore, the two categories of institutions with real accommodation problems are the Universities and the polytechnics.

Governments appear to be more preoccupied with the establishment of these institutions but paid very little or no attention to proper pre-planning for the infrstructural facilities. The most neglected of the facilities was in the area of accommodation both for academic and residential purposes. This paper is concerned only with the provision of hostel accommodation for students in Nigerian tertiary institutions. What is obvious at this time is that no matter how much proprietors try, they are unable to provide adequate hostel accommodation for students in our tertiary institutions.

1.2 STATEMENT OF THE PROBLEM

Over the years provision of adequate accommodation to students of tertiary institutions has proved difficult. As a result only 33% student are sufficiently accommodation. The remaining 67% became either squatters or off-campus students. This is not arguing well for the educational well being of our students.

This project will therefore, attempt to highlight these problems as they affect hostel accommodation in our tertiary institutions.

1. There is rapid growth in admission intake every year due to sudden rise in the students' population. For example from 1979/80 to 1986 the annual increase in the demand for student bed space was averagely 4,000, in 1990/91 it was 10,000 and by the year 2000/01 it was 111,355. This demand behavior may be related to the re-emergence of universities, which were colleges of autonomous status. For example Federal University of Technology Yola, Bauchi (now ABUBAKAR Tafawa Balewa University Bauchi) , University of Agriculture Makurdi and Abeokuta.

2. Economic trend is making it difficult for tertiary institutions to provide enough hostel accommodation for students. Due to the tenets of structural Adjustment programme (SAP), there were no matching grants to meet the higher demands for student hostel accommodation.

3. The dividing subvention received from Federation account is another problem. In most cases, the institutions lack funds to effect repairs or replacement of facilities. Students as a result continue to use damage facilities, thereby creating unsanitary environments, making the students prone to diseases which otherwise, would have been avoided. For students who are accommodated in halls of residence under the "thirty – three and a third percent" (33 1/3 %) policy, the situation is not that of comfort because most Universities do not have required number of bed spaces to meet this

level. Consequently, in some universities, there is a deliberate tradition of placing extra beds in rooms so as to accommodate more students in available spaces .It is also observed that, most universities have more resident students than the number of authorized bed spaces. This definitely spells overcrowding.

4. Most students live off campus, which are not conducive for learning. From recent behavior of public and private transport costs, this creates another problem dimension for any student unlucky enough not to obtain on- campus accommodation. Private and rented accommodation is also not available for students to rent in rural areas, while in urban areas, the houses available are out of the reach of students, whose parents cannot afford to rent such houses for them. In some areas where institutions are located, the culture of people makes it difficult if not impossible for female students to get rented accommodation outside the University. An example is Sokoto where female students of Us man Danfodio University cannot get houses to rent because the people do not lease their houses or rooms to single women. Due to poor study conditions, the standard of student intellectual output is very low. It is very rare to find more than two 1st class honors graduates in any one year in most of our universities graduating over

two hundred students. The problem of hostel accommodation contributes to rampart cases of anti-social culture developed by students.

In conclusion, considering the unprecedented number of tertiary institutions nationwide Vis-à-vis the number of student intake annually, there is no way government could accommodate every student due to several financial commitment at its disposal. This therefore left the tertiary institutions with no option in providing hostel accommodation to its numerous students, but to encourage private investors in the provision of hostel accommodation.

When the problems already mentioned are adequately tackled, they would make giant stride to ameliorating the difficulties in providing hostel accommodation for our students at various tertiary institutions.

1.3 RESEARCH HYPOTHESIS

The research hypothesis shall attempt to show case the importance of private sector participation as a strategy in providing hostel accommodation for students as a lucrative and profitable venture for private investors to engage in.

1. H_0 Private sector participation will provide adequate and sufficient hostel accommodation for students

2. H_1 provide sector participation will not provide adequate and sufficient hostel accommodation for students.

3. H_0 private sector participation in hostel accommodation is a lucrative and profitable venture.

4. H_1 Private sector participation hostel accommodation is not a lucrative and profitable venture.

1.4. OBJECTIVE AND SIGNIFICANCE OF THE STUDY.

The role private sector participation is significant to our field of study. The annual intake of our students in Nigerian tertiary institutions is increasing geometrically thereby making it difficult to match with the existing hostel accommodation available. In this connection, this research will therefore attempt to draw the attention of the private investors to providing the hostel accommodation to students. This is a viable area that if carefully exploited the immense benefits that will accrue are enormous.

In Nigeria today, we have some polytechnics and University where small estates were built outside but close to the compuses and are being rented to the students through private and informal negotiations. However, no such estates were built by outsiders within the campuses for renting to students i.e. Federal Polytechnic Bauchi, Kongo Campus ABU as well as

Lagos University. The immense profits that these private investors acquire from the establishment of those estates opposite and outside the school campuses are enormous.

In addition, the private investors can make the estates into Hostels consisting of single rooms and self contains for both students and workers on part time studies preferably within campuses to enhance good condition of learning among students.

Also through private sector participation, tertiary institutions in the country will be financially positioned since the onerous task of providing hostel accommodation to students' have been taken over through private arrangement. Consequently, their budgetary allocation will now be channel to other relevant areas such as research findings, information technology and even procurement of learning materials and laboratory equipments to enhance learning.

1.5 SCOPE OF STUDY

The research is going to be limited to ABU main and Kongo campuses. Data from those campuses will be collected, analyze and interpreted from questionnaires and field survey to support the project. The project will examine the preferred environment for effective learning and compare this

with the prevailing situation this time and proffer alternative solutions to the problems as they affect student accommodation.

1.6 RESEARCH METHODOLOGY

The research seeks to review a number of publications which includes the commentaries on development of higher education in Nigeria, publications of the National Universities commission (NUC), student affairs offices of the two campuses, interviews with university management, academic staff and students. We shall also visit houses rented by students on off campus, so as to assess their conditions. Contacts will also be made with relevant institutions in order to establish their willingness to go into student accommodation business or provide funds to promote student hostel developments.

CHAPTER TWO

2.1 LITERATURE REVIEW

The literature review of this project is on private sector participation in providing hostel accommodation for students in tertiary institutions. Although a lot has been said about this pertinent area of intellectual discourse, yet there was no literature extent on this problem.

By the year 2001, the total students enrolment in Federal Universities alone stood at 393, 077 while total available bed spaces in the hostel was 111,355 (28%) thus giving a short all of 72%. What is more, the problem of student accommodation cannot be solved without some private sector intervention. The amount required to provide hostel accommodation for all students on campus is colossal. The estimated cost of meeting this shortfall in student accommodation in Federal Universities was about N63. 19 Billion.

In this connection, in order to highlight this important area of study, we shall attempt to enrich our literature review with a lot of findings to support this relevant topic of private sector participation particularly in hostel development in our tertiary institutions.

2.1.1 FINDINGS: ETSU NUPE AND VISION 2010 COMMITTEES

In 1996 and 1997, the Federal Government set up the Etsu Nupe Committee on Education and the vision 2010 committee respectively. In order to synchronize the recommendations of the two committees as it affects education, a harmonization committee was set up in 1998. The panel submitted compressive recommendations on so many issues relating to University education. One of the key recommendations regarding students' facility is that:

> "Students accommodation and feeding should be fully privatized. This should not be directly subsidized by government rather students should be provided adequate access to funding through scholarship and Bursaries to be able meet their needs".

2.1.2 FINDINGS: BRIGADIER T.I OGUNDEKO COMMITTEE

The National Universities commission, (NUC) in 1997 set up another committee known as brigadier T.B Ogundeko Committee, to look into funding problems in the Nigerian University system and submit recommendations. The recommendations of the committee on students' accommodation are as follows:

a) Government policy that only 75% of university students should be housed on campus should be continued and the need for these students to interact with Public is valid.

b) In order to relieve pressure on government finances in the areas of student housing, the older Universities should henceforth finance construction of

Students living accommodation with loans, while government should finance one third (1/3) of the student accommodation required by the newer Universities; the latter recommendation should put the newer universities at per with the older ones which have had at least one third (1/3) of their students accommodation requirements financed by government. The students should contribute substantial part of the repayments.

c) The Universities should employ the services of an Estate agent to undertake the feasibility survey of the best venues of raising loans from the many mortgage establishments, insurance companies, the provident funds and banks.

d) Design for student hostels should be more modest, simple and functional, so that they can be within the means of the students.

2.1.3 FINDINGS: NATIONAL INSTITUTE FOR POLICY AND STRATEGIC STUDIES [NIPSS] KURU

The 1992 was another period when remarkable efforts were made by the students of National institute for policy and strategic studies (NIPSS) Kuru to make their contribution on the need for private sector participation in student Housing in Nigerian Tertiary Institutions as: "Clearly, it stands to reason that if universities, especially in Nigeria, are to be able to discharge the tremendous responsibilities entrusted to them, a reasonable quantum of facilities must be placed at their disposal, including facilities that enhance quality of student life. In this connection, students accommodation is particularly relevant as it has a bearing on the communal life and social interactions and their advantage to the society". (Syndicate three, Senior Executive course, No. 14, 1992, page 26).

"Lack hostel accommodation is usually one of the major causes of student's unrest in our institutions of higher learning. Student also feel that government and the society are not concerned or have refused to do any thing about their plight, they therefore, become antagonistic to the institutions authorities and government. This takes the form of riots, which result in destruction of property and sometime loss of lives. The implication is that these supposed future leaders get disenchanted with the government

and society, long before they attain maturity" (syndicate three, senior executive course, No. 14. 1992 page 17) 2.

"Another area of concern as regards this problem of accommodation shortage in the hostel is the anti-social culture developed by some students who rent their #90 bed spaces to their unlucky colleagues for over ten times the face value". (Syndicate three, senior executive course, No. 14. 1992 page 16) 3.

"The need to find solutions to the problem of students' residential accommodation is imperative in view of the deplorable accommodation is imperative in view of the deplorable accommodation conditions in the tertiary institutions. The analysis would be examined from the following perspectives

"The basic infrastural facilities in residential accommodation. Grouping of students according to related activities, grouping according to sexes, Games and recreational facilities, General feeding arrangements, Provision of basic structures, such as shopping malls, Transportation". (Syndicate three senior Executive course, No. 14, 1992 page 27). 4

"It is now obvious that government will not be able to do it alone, we now consider the involvement of the private sector in the provision of suitable accommodation for students on campus and off-campus. By private

sector participation, we refer to individuals, industrial, commercial, corporate bodies and voluntary organizations". [Syndicate three senior Executive course, No. 14, 1992 pages 35) 5.

"The section of other bodies like individuals is the responsibility of the universities. The present level of participation of these bodies is minimal. This category ranges from banks of construction companies. For example, a university can approach Julius Berger, which is a reputable construction company to build block of halls of residence either on or off-campus, preferably on campus. The complex would then be referred to as "Berger Hall." (Syndicate three senior executive course, No. 14, 1992 page 39). 6

"In Nigeria, although the arrangement seems to be working, the authorities of tertiary institutions are not involved, as it is the matter between the students and the landlords." (Syndicate three senior Executive course, No. 14, 1992 page 36) 7

2.1.4 FINDINGS: PRIVATE SECTOR PARTICIPATION IN UNIVERSITY HOSTEL DEVELOPMENT AND MANAGEMENT

"In 19975, seven new universities (known as second generation universities) were established. Capital allocations to universities dropped sharply and only academic buildings were accorded priority in project

execution. The policy provides for accommodation of about 33% of the total student enrolment in the universities was therefore enforced in the 1980's. Unfortunately, this brought about the problem of squatters in the hostels. The problem was compounded by the fact that many of these Universities were located far away from the city and the municipal transportation system could not conveniently support off-campus living. The problem continued to worsen as undue pressure was put on the existing bed spaces and the associated utilities (such as water supply, electricity supply and toilets) resulting in their frequent break down". [National Universities Commission, Monograph series Vol. 1. No 4, 2003 pay 5)[8].

"Rent per bed space shall mutually be agreed to by the investor and the University authority. However, adequate considerations should be given to the prevailing economic rent in the locality vis-à-vis the ability of students to pay to pay" (National Universities Commission, Monograph series, Vol.1. No 4, 2003, pages 9)[9].

"On February 25, 2002, the president of the Federal Republic of Nigeria, Chief Olusegun Obasanjo, GCFR, Convened a meeting of managers of Nigerian Universities and the private sector to deliberate on solutions to the problem of hostel accommodation in Nigerian Universities which had become acute. A resultant of the president meeting was the setting up of a

committee to work out modalities for the implementation of the scheme. At its inaugural meeting, the committee directed the National Universities commission to conduct a study that will provide insight into the issue of rent in students hostels as a guide for its deliberations on the cost by the private – sector developer and reversion period to the university." (National Universities commission: (monograph, series, Vol. l No.4 2003, Page 12) 11".

2.2 POLICY SITUATION

To ensure the rational and balance development of Universities in Nigeria, the National Universities Commission (NUC) was established in 1962. With decree No of 1974, it metamorphosed into a parastatal under the supervision of the Federal ministry of Education. The terms of reference included, amongst several others, policy formulation for the establishment, development and of new universities, faculties and programmes and the collection and disbursement of grants from the Federal government to the Universities. Grants come into categories:- Recurrent and capital. Students hostel accommodation are built with part of the capital grants. As a result of paucity of such grants as well as the rate of increase of student population, it was necessary for the NUC to establish policies limiting the extent to which

students may be accommodated. In 1979, the commission decided to embank on the physical master plan of all seven-second generation universities. It was an era when master planning was fashionable. Part the brief given to the planning consultants dictated the level to which staff and student accommodation should be provided, and they were shown in table below. It should be observed that only a third of total students population might be provided with university owned accommodation.

S/No	Category of Campus population	% To be accommodated
1.	Students	33 1/3 %
2.	Senior Staff	25 %
3.	Junior Staff	20% of essential staff

Table 1: **Housing policy on university campuses. Source: NUC**

The six first generation universities had sufficient bed space to absorb the shock of this policy. These even second- generation universities did not have any such relief. The third generation universities did not fare better.

2.3 PREVAILING SITUATION

Table 2 shows the total university emolument from 2001/2002 and the policy number of students that ought to be accommodated.

TABLE 2:

A	B	C	D	E
UNIVERSITY	TOTAL STUDENT ENROLMENT (PRESENT)	TOTAL OF AVAILABLE BED SPACES	% OF STUDENTS ACCOMMODATE	% OF SHORTFALL STUDENT ACCOMMODATION
University of Nigeria, Nsukka	27,901	11,230	40	60
University of Lagos	32,987	7,500	23	77
Ahmadu Bello University Zaria	28,842	13,645	70	30
University of Ibadan	21,093	9,415	45	55
Obafemi Awolowo University	2,217	9,614	43	57
University of Benin	25,958	6,880	27	73
University of Jos	12,581	3,248	30	70
Nnamdi Azikiwe University	17,960	250	2	98
Bayero University Kano	23,607	6,000	26	71
University of Ilorin, Ilorin	18,488	3,820	21	79
University of Maiduguri	20,272	8,436	41	59
University Calabar	23,252	4,088	18	82

Usman Danfodiyo University Sokoto	15,509	3,417	22	78
University of Port Harcourt	26,832	4,734	18.2	81.8
University of Uyo Uyo	18,660	2,944	16	84
University of Abuja, Abuja	8,000	2,800	35	65
University of Agric, Abeokuta	4,504	824	18	82
University of Agric, Umudike	1,752	228	39	61
FUTO	9,374	3,124	33	67
ATBU Bauchi	6,609	2,240	33.89	66.11
University of Agric, Makurdi	4,663	1,248	27	73
FUT, Minna	8,393	1,540	18	82
FUT, Akure	5,219	1,296	25	75
FUT, Yola	8,344	2,864	34	66
TOTAL	393,077	111,355		

Table 2: STUDENT ENROLMENTS AND TOTAL NUMBER OF AVAILABLE BED SPACES IN FEDERAL UNIVERSITIES

SOURCES: NUC 2003

It is pertinent to observe the following revelation from table 2:

1. There was demergence of universities, which were colleges of autonomous status. Namely, Federal University to Technology, Yola

and Bauchi (Now Abubakar Tafawa Balewa University Bauchi) as well as Universities of Agriculture Makurdi and Abeokuta.

2. The explosion in university admission was also at the period when the future effects of structural adjustment progemmes and unemployment were being considered by parents in choosing disciplines for their children. Consequently, the specialized universities became popular and the concomitant admission figures increased.
3. Due to the tenets of SAP, there was no matching grant to meeting the higher demands for student hostel accommodation.

The argument however, is not the comparison of the proportion of students being accommodated with the proportion of the policy statement dictated; the problem in wether there is a viable alternative accommodation for the students. The estimated total enrolment in Nigerian Universities as at December 2002 was 393,077. The state universities, except Bendel State do not have a policy of providing accommodation for students.

For students who are accommodated in halls of residence under the "Thirty-three and a third percent (33 1/3 %) policy, the situation is not that of comfort because most Universities do not have the required number of bed spaces to meet this level. Consequently, in some universities, there is a deliberate tradition of placing extra beds in rooms so as to accommodate

more students in available spaces, the number officially housed and the deficiency in students accommodated even under the policy condition in a selection of Universities. Note that there is an average deficit of 67% bed spaces even under the policy situation. It is also observe that, most Universities have more resident students then the number of authorized bed spaces. This definitely spells overcrowding. A visit to some of these institutions revealed the fact that due to over crowding some facilities, such as toilets and bathrooms are over stretched to the point of being out of use because they are either broken or damaged and the institutions lack funds to effect repairs or replacement of such facilities.

As a result of the limitation on accommodation availability on campus, we expect that at least 147,000 Nigerian students live in accommodations other than those provided by the Universities. This is supposed to happen in towns such as Nsukka, Akure, Ado-Ekiti, Ilorin, Sokoto, Bauchi, Yola, Uyo etc. Most of these towns and state capitals are already short of accommodation facilities for the labor force.

Whatever accommodation is available outside the campus are either located in traditional villages contiguous to the campuses or in the towns themselves. Table 4 shows the distances of selected campuses from the towns in which they are located.

S/No.	INSTITUTION	LOCATION NAME	DISTANCE FROM THE CITY CENTRE
1.	University of Benin	Ugbowo	5km
2.	Bayero University Kano	Kabuga	12km
3.	University of Ilorin	Ilorin	14km
4.	University of Portharcout	Choba	20km
5.	University of Calabar	Calabar	2km
6.	Usmanu Danfodio University Sokoto	Dundaye	8km
7.	University of Maiduguri	Maiduguri	6km
8.	University of Jos	Naraguta	4km
9.	Tafawa Balewa University Bauchi	Yelwa	6km
10.	Fed. University of Tech. Yola	Geiri	15km
11.	Fed. University of Tech Akure	Ilesha Rd	5km
12.	University of Agriculture Makurdi	North Bank	12km
13.	Fed. University of Technology. Minna	Badaggi Rd New Bossa	4km
14	Fed. University of Tech. Owerri	Owerri	15km
15	University of Abuja	Gwagwalada	80km

Table 4:**Source NUC: Distances of selected campuses from city center**

Note: 1st generation Universities, except Benin are not included in this list.

From this information, it is observed that a University campus can be up to twenty kilometers from the location of possible available accommodation for rental. From recent behavior of public and private transport costs, this creates another problem dimension for any student unlucky enough not to obtain on- campus accommodation.

Private and rented accommodation is also not available for students to rent in rural areas, while in the Urban areas, the houses available are out of the reach of students, whose parents cannot afford to rent such houses for them. As be seen, only wealthy parents and sponsors can afford to accommodate their wards in comfortable environments. Majority of parents, therefore, encourage their wards to buy on-campus accommodation from students who have allocations that they do not want. The most difficult situations occur in Universities located in small towns.

In some areas where institutions are located, the cultures of people make it difficult, it not impossible for female students to get rented accommodation outside the Universities. An example is Sokoto, where female students of the Danfodio University cannot get houses to rent because the people do not lease their houses or rooms to single women. This does not only affect University students it affects all classes of single women.

A study of some University across the country showed that students live in over crowded rooms. This can be deduced from table 3.For example; any University room designed for four (4) students could be occupied by up to sixteen (16) students.

The resultant situations are that: -

(1) For every designed bed space, there are three or four students occupation

(2) The infrastructure facilities are overtaxed. For example water supply, electricity, e.t.c are overtaxed four times and therefore insufficient.

(3) Toilet facilities break down within the first month of every academic year.

(4) Occupation density in the rooms makes it impossible for students to study in their rooms.

(5) As a result of (IV) above, the designed reading facilities in the libraries are over taxed.

(6) Classrooms, external and security lightings positions are targeted as reading stations.

(7) Classrooms furniture are taken out and left out after reading. The weather therefore, damages them.

(8) Vandalism delinquency becomes rampant amongst frustrated students.

(9) Students involvement in clandestine societies are criminal activities on campus increase.

(10) Due to poor study conditions, the standard of student intellectual output is very low. It is very rare to find more than two 1st class honors graduates in any one year in most of our Universities graduating over two hundred students.

The accommodation shortages in hostels also result in the antisocial culture developed by some students who rent their N90 bed spaces to their unlucky colleagues for over ten times the face value. This unscrupulous attitude is directly traceable to the accommodation conditions on our campuses. The other is usually in traditional villages contiguous to the campuses. The houses have neither electricity nor pipe- born water. The buildings are usually mud walls with thatch roofs.

For students who live off-campus, transportation is a major problem. Very few Universities can successfully run a transport fleet for students. Therefore, students are left at the mercy of unscrupulous private transport operators who overload, over speed and over charge. The problem is exacerbated when students find that even these operators could be scarce on many days of the week and the students have to hire motor cycles (Generally referred to as Okada, express, yan acaba or going?). Theses are extremely

dangerous modes of transportation, especially when the passengers are not regular pillion riders. There have been many cases of broken limbs as a result of this practice. Bus fares, taxi fares and motor cycle charges increase frequently and indiscrimately due to any number of real or imagined causes. These are certainly not acceptable conditions especially if students have to work late in their libraries.

Lack of student accommodation is usually one of the causes of student's unrest in our institution of higher learning. Students also fell that government and the societies are not concerned or hare refused to do anything about their plight, they therefore, become antagonistic to the institutions authorities and government. This usually takes the form of riots, which result in destruction of property and sometimes loss of lives. The implication is that these supposed future leaders get disenchanted with the government and society, long before they attain maturity.

In fact, a substantial proportion of the abandoned projects in our universities are student's hosted accommodations.

Obviously, the number of students and Universities cannot be reduced, on grounds of funding because the government considers the funding level as adequate. Yet the universities and analysts believed that the funding level is not enough to cater for all facility requirements of our

Universities. In particular, it is now becoming imperative that alternative solution must be found to the problem of the student accommodation. For this purpose, it is necessary to review what is considered to be the ideal environment for learning in the University, particularly in area of the hostel accommodation.

CHAPTER THREE

3.1 HISTORICAL BACKGROUND OF ABU ZARIA CONCEPTUAL FRAMEWORK.

"There shall be in Nigeria a University to be known as the Ahmadu Bello University, the authorities of which are hereby constituted a body corporate which shall have perpetual succession and may be sue and be sued in the name of the said university"

The excerpt cited constituted legal foundation upon which the Ahmadu Bello University was been built. In addition, the Ahmadu Bello University, whose law was enacted on the 14th October, 1962, has its origins in the defunct Nigeria College of Arts and science and Technology, Zaria founded in 1955; the clerical Training center, Kongo founded in 1957; the Samaru Agricultural Research station established in 1924; and the Shika Stock farm started in 1928.

A month before independence in October, 1960 the Ashby commission on post school certificate and Higher Education appointed by the Federal Government in 1959 recommended that a University should be created in Zaria to serve the then Northern Region of Nigeria. Consequently, the northern Region's Government requested the British secretary of state for commonwealth Relations to send a delegation from the Inter-University Council to plan a University for Northern Nigeria. This delegation headed

by sir, Alexander Carr-Saunders, arrived in April 1961, in the same month issued its recommendations on the scope and activities of the University.

In April, 1961 a law establishing a provisional council of the University of Northern Nigeria was passed by the legislatures of Northern Nigeria and provisional council was established in November 1961 under the chairmanship of the Hon. Shettima Kashim, CBE, now sir Kashim Ibrahim KCMG, CBE (A member of the Ashby commission who later became the Governor of Northern Nigeria and Visitor to the University). Sir. Norman Stanley Alexander, a New Zealander, a professor of physics at the then University College, Ibadan was appointed the first principal (later vice chancellor) in July, 1961 and assumed office in November.

The University was named after sir, Ahmadu Bello (1901-1966), the Sardauna Sokoto and Premier of Northern Nigeria who was the first chancellor of the University performed the opening g ceremony in October 4, 1962.

The University opened with just four faculties: -Agriculture, Engineering, law and science, fifteen Departments and 426 students. Under the successive vice Chancellor ships of professor Normal Alexander (1961 – 1966), the professor Ishaya Audu " (1966 – 75), professor Iya ABUBAKAR (1975 – 1978), professor Oladipo Akinkugbe (1978 – 1979), Professor Ango

Abdullahi (1979 – 1986) Professor Adamu Nayaya Mohammed (1986 – 1991), Professor Daniel Sarror (1991 – 1995), the sole administrator major General Mamman Kontagora (Rtd) (1995 – 1998), professor Adullahi Adamu Mahadi (1998 – 2004) and professor Shehu u. Adbullahi (2004 to date). The Ahmadu Bello University increased in size and scope and depth of its academic work. By a decree (Ahmadu Bello University Transitional Provision decree of 1975), the University was taken over by the Federal Military Government and now enjoys the status of a Federal University.

In 1987, the University celebrated its 25th anniversary year, ABU, has turned out to be the largest and the most extensive of all universities in sub-Saharan Africa.

It covers a land area of about 7000 hectares and embraces twelve faculties, a postgraduate school and 75 departments. There are also five institutes, eight specialized centers, a Division of four Agricultural colleges, a school of General and remedial studies, a Demonstration secondary school, a primary school and three organized Extension and consultancy services which provides a variety of complementary roles to the academic faculties. The total students population pursuing degree and sub-degree programmes number about 35,000 drawn from every state of the federation and abroad.

The university has nurtured two university colleges. The Abdullahi Bayero college (now Bayero University Kano) and ABUBAKAR Tafawa Balewa college (Now Abubakar Tafawa Balewa University, Bauchi) and has 27 other colleges of education, polytechnics and school of General or preliminary studies affiliated to it.

However, the tremendous growth in Students population especially since 1990 was not accompanied by a commensurate physical and structural expansion. Added to this was chronic under – funding of the University and the general down turn of the economy affected the university adversely. Consequently, the university became increasingly unable to fulfill the mandate for which it was established. Coupled with low morale and social conflicts, the university's inability to achieve the objectives for which it was set invariably manifested itself in series of invidious crises culminating in its closure in November 1995 and middle of 2003. Ahmadu Bello University has been undergoing series of reforms. These reforms permeate all aspect of the university's existence and will take sometime to accomplish.

However, from what has so far been done, it is evident that Ahmadu Bello University will most certainly outgrow its crippling crises and become as it was before, an embodiment of excellence.

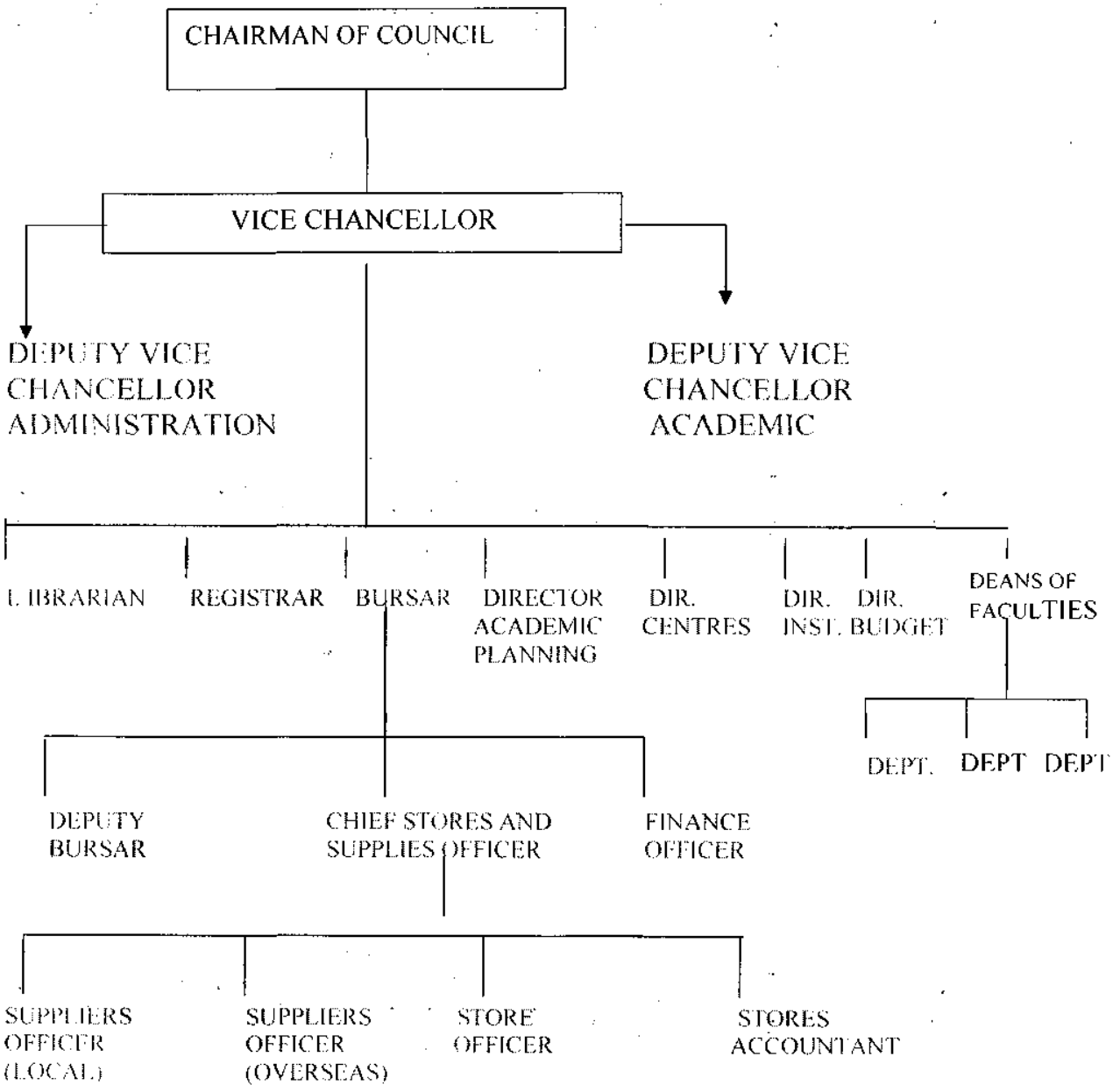
3.2 UNIVERSITY ADMINISTRATION AND CONTROL

Ahmadu University is owned by the Federal Government of Nigeria, which funds it through National Universities Commission (NUC). The president is the visitor. There is a chancellor who is the ceremonial head of the University, a vice chancellor who is the Chief Executive and academic officer of the university and a governing council with powers to manage all members of the university not otherwise provided for by or under the university law. The academic affairs of the university is managed by senate under which there are faculty Boards, post graduate school Board.

There are also Board of Governors as well as Professional and academic boards of institutes that administer their respective administration and academic matters.

The major component units of the university are 12 faculties, a postgraduate school and 75 academic departments. There are also 5 institutes, 3 Specialized Centers, a division of Agricultural Colleges and 3 organized extension and Consultancy services roles to the academic faculties.

3.3. THE **ORGANISATIONAL STRUCTURE OF AHMADU BELLO UNIVERSITY ZARIA.**



3.4.1 MALE STUDENT HOSTELS FOR ABU UNIVERSITY ZARIA FOR THE YEAR 2000/2001.

S/NO	NAME OF HOSTELS	TOTAL STUDENT ENROLMENT	TOTAL NO. OF AVAILABLE BED SPACES	% OF STUDENTS ACCOMMODATED	% OF SHORT FALL IN ACCOMMODATION
1	Akenzua Hall	900	482	54	46
2	Danfodio Hall	2,500	1,464	59	41
3	ICSA HALL	1,400	1,002	72	28
4	RAM AT HALL	900	732	81	19
5	SULEMAN HALL	4,700	2,902	62	38
6	ALI AKILU HALL	1,050	552	53	47
7	TABAWA BALEWA	1,167	797	68	32
8	ANGO ABDULLAHI	900	378	42	58
		13,517	8,309		

TABLE A SOURCE: STUDENT AFFAIRS DIVISION ABU ZARIA

Note: The difference of 39% of Bed spaces available and number of admission intake.

3.4.2 FEMALE STUDENTS HOSTEL FOR ABU UNIVERSITY FOR THE ACADEMIC SESSION 200/2001

S/NO	NAME OF HOSTELS	TOTAL STUDENT ENROLMENT	TOTAL NO. OF AVAILABLE BED SPACES	% OF STUDENTS ACCOMMODATED	% OF SHORT FALL IN STUDENT ACCOMMODATION
1.	AMINA HALL	2,108	2,081	99	1
2.	RIBADU HALL	1,020	936	92	8
3.	ALEX HALL	903	848	94	6
4.	HOSTEL I AND II	805	476	59	41
5.	BADDE HALL	280	224	80	20
6.	SARDAUNA HALL	350	216	62	38
7.	HOSTEL IV	360	152	31	69
		5,826	4,933		

TABLE B. SOURCE: **STUDENT AFFAIRS DIVISION ABU ZARIA**

Note: The difference of 15% shortfall in the number of Bed spaces available and the total number of students admitted.

There is also the different between 39% and 15% of both the male and female students on the number of Bed spaces available for the period of 2000/2001.

Note: There is a difference of 15% of Bed spaces available between the total students admitted and the number of students accommodated.

During the academic session of 200/2001 the total number of admission was 19,343. This shows that the total male students admitted was 13,517; while that of female students covered the remaining total of 5,826 respectively. This total number however, did not correspond with the total number of Bed spaces given to the students during the year. There was therefore the different of about 6,101 Bed spaces, representing about 54%. This mathematically means that approximately the University has a shortfall of about 6,101 annually. This by extension shows that in every 4 academic sessions there was the shortfall of 24, 404 students available. The remaining numbers are either squatters or leave off-campus.

In line with this simple analysis, it has become clear that much needs to be done in the area of hostel accommodation for students. This will enable the University rank shoulder high with other universities in the world e.g.

Bradford and Wales all in United Kingdom as well as University of Australia. All these Universities are able to ensure the availability of hostel accommodation for their student at reasonable costs. In order to accomplish this task the concept of private sector participation must be encourage in the University.

This is because of the following benefits: -

1. The private sector participation, if introduced diligently, will minimize the problem of shortage of hostel accommodation in the University and reduce overcrowding.
2. It will reduce the constant outbreak. of some facilities in students hostel because of excessive usage e.g. toilet and shower accessories as well as electrical materials.
3. It also will reduce the possible outbreak of diseases in the hostel e.g. malaria, typhoid, cholera etc.
4. The private sector participation will in addition provides conducive environment for learning.
5. It will enhance judious allocation of the University's meager resources to be channeled to other relevant areas such as research activities, modern teaching facilities and IT.

3.3 THE PROSPECTS OF PRIVATE SECTOR PARTICIPATION IN HOSTEL DEVELOPMENT IN ABU ZARIA.

Dwindling subvention from Federation account has made provision of adequate accommodation for students difficult. In order to ameliorate the situation, viable prospects are suggested as the best ways of tackling this ugly trend. This could be accomplished in the following ways:

A. INSTITUTIONAL LOANS

The university could raise funds through procurement of loans from Banks and Capital market for the construction of students hostel. Development Banks and other financial institutions can also be approached to provide concessionary loan for the development of students' hostels to the university. In addition, multinational oil companies and insurance companies must also be involved. Following this trend, several meetings of the sub-group were held in order to identify ways of tackling this problem hostel of accommodation in Nigerian Universities in Lagos and the outcome of the meetings were encouraging. Two major outcomes of the meetings are: -

A. A model memorandum of understanding between the university and the private provider of student Hostel should include:

1. To encourage the intensity of private sector participation in the provision of hostel facilities in the universities and hence provide conducive environment for learning.

2. To encourage the private sector plough back some of their profits into very critical areas of national need and hence foster their acceptance by the local community.

3. To encourage Universities to channel their resources more towards teaching and research activities rather than municipal functions.

4. To ease problem of acute shortage of hostel accommodation in the university system.

B. LAUNCHING APPEAL FUND

The university or Alumni Associations of the University can launch appeal funds for the financing of student hostels accommodation. In Ghana for instance, Alumni of Kwame N. Nkrumah University, of science and technology recently embarked on a project for the development of 1000-room students village hostel on a prime track of land donated by the University. These hostels are to be funded by donors of the Alumni and the investors. The hostel village is conducive to be managed as a private real estate facility. The Alumni of Ahmadu Bello University can launch appeal fund of this nature.

C. DONATIONS FROM COMPANIES AND INDIVIDUALS

Prior to the inauguration of the present policy on private sector participation in the provision of hostels accommodation for students, well

meaning companies and individuals have been donating huge sums of money to this important area. For example, since the coming into operation of this policy, university of Lagos Investment Company planned to build a 21-block of students' village off-campus but within reasonable working distance of the University. The project was estimated to cost about N500 million for the first phase. The university of Benin also signed an agreement with a firm of property developers to build, operate and transfer 24 blocks of student hostels for about 5,000 students. In ABU Kongo campus also a students' hostel consisting of about 400 rooms were built for students by Bank of the North commissioned and named Ango Abdullahi Hall. We shall not also forget the tremendous roles of the defunct petroleum trust fund as well as Education Trust funds in this area.

D. The National Universities Commission (NUC)

The university can join hand with National universities Commission to work on the possibility of involving Federal Housing Authority and the Federal Mortgages Bank through the Proposed Federal Ministry of Housing and Environment in the area of private sector participation for Hostel accommodation for students of Nigerian Universities. By time these relevant agencies become fully involved the university will not excluded in the provision of these hostels for students.

D. PAYMENT OF DEVELOPMENT FEE

The University through the permission of Federal government could introduce payment of development fees to students. The national Universities commission (NUC) could on behalf of the Government estimate in each case, what fee a student should pay. This fee should include a reasonable amount to cover the cost of providing the student a sustainable accommodation on campus or off campus.

For those institute that have some, but inadequate hostel accommodation, revenue accruable from the rented of these existing structures by students could be used to develop more hostel accommodation that ultimately will accommodate 100 percent of all the students. Institutions can on the basis of this accruable revenue secure loans for the development of hostel accommodation. In this connection, considering the number of students in ABU University it will be much easier to realize substantial amount of revenue to undertake hostel development for students.

3.4 THE LEVEL OF PARTICIPATION

The level of participation of each party needs to be spelt out. The major actors are actually the university and the participants. In either on or off campus construction, we believe the university provides the land. As

stated earlier most universities have acquired sufficient land and hall of residence are inclusive in the master plan of the Universities. Basic structures such as road, water and electricity are to be provided by University. The participant is, therefore, left with the building construction. In the case of off campus halls of residence, the university could approach the respective state governments in the acquisition of land. The land can be given to out to the respective participant for development. Basic infrastructures could be provided by the relevant agencies.

3.5. SUGGESTED ROLES OF THE PRIVATE INVESTORS IN HOSTEL DEVELOPMENT AND MANAGEMENT

A. THE UNIVERSITY

The university shall lease out land to private investors who shall finance the construction of the hostel inline with the approved master plan.

B. **BANKS**

The Banking sector can participate through direct or indirect funding of construction of the hostels. Direct participation can be in the form of making loans available to prospective Developers at **Special**

Interest rates. Direct participation can also be by building the hostels wholly by the Banks. Indirect participating can be in the form of partnership with prospective private developers.

C. **MULTINATIONAL OIL COMPANIES**

Multinational oil companies can participate direct by fully funding the building of hostels named after them. Indirect participating can be in the form of partnership with other private developers and banks.

D. **INSURANCE SECTOR**

Insurance companies can participate indirectly by giving insurance to prospective developers to build such hostels inside the main campus since there is verse of land.

E. **SITE LOCATION**

The hostel should be sited:

i. On the land in which the University has appropriate tittles document.

ii. In accordance with the provision of the University's approved master plan.

F. DESIGN

The design can be based on a module of 100 rooms in a block of 2 or 3 floors in accordance with the current National Universities commission's standard guide for Universities, the design proposed by **Spectroplan consult ltd** or any other design found agreeable to the Governing council.

Note: A bed space is defined as a reasonable ample space for a standard 1.8m x 0.75m bed, desk: pace for studying and a personal computer, bookshelves and 0.537m wide 2.850m high built in wardrobe for each student.

Particular attention should be paid to the minimum space requirement per student, climate conditions and availability of appropriate facilities.

G. FINANCE

i. The prospective investor would be solely responsible for the construction of the agreed module or its multiples.

ii. In determining the construction estimate, the prevailing markets prices should apply.

iii. The investor should show evidence of financial capability to execute the project to completion.

H. RECOVERY OF INVESTMENT

The Period of recovery should be as mutually agreed between the university and the investor. The contractual position will depend on the terms and conditions agreed between the universities and the prospective investors. The land lease reversion period is Maximum of 25 years, after which the investor is expected to have recouped his/her investment.

I. MANAGEMENT AND MAINTENANCE

The investor and the university authority shall work out mutually agreed modalities for the management and maintenance of the hostels. A typical models is for the investor to take responsibility for the management (including security) of the hostel (s) while the university provides guidelines in respect of rules and regulations that obtain in the university as many affect hostel accommodation.

J. RENT

The investor and the University authority shall mutually agree to the rent per bed space. However, adequate considerations should be given to the prevailing economic rent in the locality vis-à-vis the ability of the students to pay.

3.6.1. THE ABU OBLIGATIONS TOWARDS PRIVATE HOSTEL ARRANGEMENT

The host university should endeavor to:

i. Connect the hostel to the University's infrastructure facilities i.e. Roads, electricity and water supply.

ii. Construct drainage to the Hostel while maintaining the same.

However, where an investor opts to provide any of these facilities, such should be considered as part of the total investment package.

3.7 GENERAL TERMS TO GOVERN LEASE OF UNIVERSITY LAND TO PRIVATE INVESTORS

The contractual position will depend on the negotiated terms as agreed between universities and the prospective investor.

The following terms should however form part of the legal framework:

a. All lands to be leased must have properly documented tittles.

b. Reversion clause should clearly be stated (where applicable)

c. Arbitration clause should be included.

d. Comprehensive insurance policies should be provided.

e. Maintenance clause should be included.

f. Tenancy should be restricted to bonafide student of the institutions.

g. Obligations of the different parties should clearly be defined.

The private sector needs inducement. The prompt payment of rents is an importance factor to be explicitly harmonized. For both on and off – campus accommodations, the University involvement is desired; there are different variable depending on the location of the University, particularly halls of residence, off – campus. Irrespective of the rent, a uniform standard of rent collection should be appropriate.

CHAPTER FOUR

4.1 PRESENTATION AND DATA ANALYSIS

The questionnaires distributed were structured in such a way as to elicit responses from students, senior and management staff this university on private sector involvement in the provision of hostel accommodation for students.

Two assistants were used to help in the distribution of over 100 questionnaires to students as well as senior staff and management of the entire university i.e. A.B.U and Kongo Campuses. Out of the 100 questionnaires already distributed 60 questionnaires are for students only, while the remaining 40 questionnaires are for senior staff and management of the University of the University. A total number of 40 students spread over the 2 main campuses responded to the questionnaires. Accordingly, 30-senior and management staff of the university responded to the section B of the questionnaires. Opinions of all the respondents were gathered, tabulated, analyzed and interpreted in this chapter using the percentage system chosen by the researcher. The data are classified analyzed and interpreted to reflect the respondents' views in various questions.

4.2 STUDENTS ANNUAL INTAKE

With astronomical increase in students' enrolment and the establishment of more Universities in the 1970's, adequate funding of the Universities became a problem to the extent that provision of student hostels all on-campus was no longer feasible. The responses to the question "Are hostels sufficient for students?" are quite obvious.

The general answer to this pertinent questions whether hostels are sufficient for students or not. Students and the senior staff as well as the University management all agreed that hostels are not sufficient for students in the University. This is according to our field survey.

There are various problems responsible for students hostel accommodation in the University. This was identified following the field survey carried out as the major causes: -

4.2.1 UNDERLYING CAUSES

1. Dwindling budgetary allocation given to the University.
2. Rapid increase in annual students intake.
3. Increase in the number of Universities offering specialized course.

4. Lack of active involvement of developing banks and mortgage institutions in the provision of hostels for students.

With good planning and management of Federal Government through National Universities Commission (NUC) most of the above causes can be identified and resolved or controlled and thus reduce the changes of problems in providing hostels for students in the University.

From the above responses in answer to question "How many students in a room on the average?"

The water established the following as problems that occur most frequently in the number of students in a room on the average.

4.2.2 (a) Number Of Students in a room in A.B.U Zaria

Number in a Room	No. of Respondents	Percentage
1	1	3%
2	10	25%
3	-	-
4	25	63%
5	-	-
6	4	10%
7	-	-
TOTAL	40	100%

Source: Field Survey 2004.

4.2.2(b) Number of students in a room

Number in a room	No. Of Respondents	Percentage
1	-	-
2	8	27%
3	15	50%
4	7	23%
5	-	-
6	-	-
7	-	-
TOTAL	30	100%

Source: field survey 2004.

As can be seen in both students and senior staff of the University responses, the number of students in each room is between 4 and 3. The lowest number of students is 1 in each room. In this respect, where the number of students does not tally with the 1,3 or 4 students, it means that there are squatters.

Planning is one of the basic management functions. It involves deciding in advance what to do, how to do it, when to do it. When you plan, you reduce the risk and take advantage of opportunities as they come. Planning is pivoted to successful running of bigger Universities like ABU

Zaria, but the management tends to rush into running the Institution because of an opportunity, which has opened up. They feel such an opportunity, may hardly come again and thus if not taken advantage of, may be lost forever. Many Universities in Nigeria today are still being hampered by lack of planning. The following responses from the answer to the questionnaires are quite illustrative. In answer to the question, " do you support private sector participation in providing hostel accommodation for students?"

4.3. Private Sector Participation in providing hostel accommodation for students in tertiary institutions.

From the field survey carried out about the above question, 40 students and 25 senior staff and the members of the University management all support the involvement of the private sector in providing hostels for students on-campus.

It is not surprising to see a quite significant number of students leaving off campus or squatting with friends and relatives in the University hostels. This is basically due to the insufficient hostel accommodation for students. The researcher also discovered that from private interviews that this was due to the fact that the university did not make any formal arrangement with the private hostel developers in the area of hostel accommodation for students. This made it difficult to make the annual intake

of students corresponds with the beds paces available. The University ended up introducing different concepts and strategies to increase the availability of bed spaces.

Occupation density made it difficult for students to study in their rooms. Vandalism and delinquency becomes rampart among frustrated students. Infrastrures in hostels such as toilets, water supply, and electricity became over used.

There was also congestion in hostels, which could lead to the break of diseases such as cholera, Molana, typhoid, etc amongst students. The fact that the University admits students every year does not mean that they should not plan by providing enough hostels for students. This is what is obtained in some famous and renowned universities in the world e.g. Universities of Bradford, Wales.

The new vice chancellor and the senate members needs to redefine their priorities and objectives as well as time and resources to be adequately prepared before commencing admission next session in order tackle the hostel accommodation problems confronting the University presently.

4.4. Survey carried out to find out where to build the hostels if the private sector investors come to the university scene, the survey revealed the

following responses from students and the University management to the question "Where do you suggest the hostels to be build?"

Table 4.3(1) SUGGESTIONS OF STUDENTS

HOSTELS	NO. OF RESPONDENTS	PERCENTAGE.
ON-CAMPS	25	62.50%
ON-CAMPUS	15	37.50%
	40	100%

Field Survey 2004.

Table 4.3 (2) SENIOR STAFF AND UNIVERSITY MANAGEMENT SUGGESTIONS.

HOSTELS	NO. OF RESPONDENTS	PERCENTAGE.
ON-CAMPS	20	67%
OFF-CAMPUS	10	33%
	30	100%

Source: Field survey 2004.

The field survey carried out at A.B.U Samaru and Kongo campuses shows that there was considerable support for on-campus accommodation. The survey confirmed to the researcher that:

HOSTELS	ON – CAMPUS	OFF-CAMPUS
STUDENTS	25	15
SENIOR STAFF	20	10
AND OTHERS	45	25

The number of those supporting the on-campus hostels is more than those supporting the off-campus hostels i.e. 45 against 25.

The survey confirmed to the researcher that students if accommodated on-campus ensures social interactions with the University community. This is because the typical Nigerian University invariably has a student population of varying ethnic back grounds, there is a Unique opportunity to learn communal leaving of the type that would stand the students in good stead later in life. Not only is the student in a position to cultivate the habits of tolerance, but also to have better appreciation of the diversified cultures of the country. Of course, this is a veritable Milieu, which affords ample opportunities for the student member of the academic community, in

particular, to inculcate a sense of unity and love of country in a decisive manner.

4.3(3) BENEFITS OF ON-CAMPUS ACCOMMODATION TO THE STUDENTS.

1. It will affords for leadership training and character molding
2. On –Campus accommodation Creates leisure and relaxation to give sense of belonging to the University.
3. It allows for sound academic training through the exchanged of ideas with other students on-campus.
4. It enhances social interaction with different students who come from different backgrounds.

The field survey also shows that rent payable on off-campus outside the University is on the average of 900% more than rent payable for on-campus. The mean range of off-campus annual rent per room is from N18, 200 to N32, 152. When divided between two students, this gives a range per bed between N9, 100 – N16, 077.

In order to ensure sustainability of hostel development on-campus, the University authority and the private developers must take into consideration what to charge on hostels to students. The economics of this venture can be viewed from two perspectives:

1. From the perspective of the students who are the direct beneficiary of the project

2. From the perspective of the investor.

The central issue here is the rent chargeable. The concern of the students in this respect is whether hostels will not be priced out of the reach of the average student and how fair and affordable will the economic rent be given the penchant of the private sector for profit maximization.

Another possible concern of the students is the wisdom in having a high fee paying hostel along side the cheaper University hostels on campus.

In response to answer to the question " how much do you prefer for on-campus accommodation per annum?" the views of various respondents go like this:

Table 4.4: How much to charge for on-campus accommodation per annum.

HOSTELCHARGES	NO. OF RESPONDENTS	PERCENTAGE
5,000	25	62..5%
7,000	10	25%
10,000	3	7.5%
15,000	2	5%
	40	100%

Source: Field survey 2004:

Table 4.4(1) How much to charge for on-campus accommodation per annum.

CHARGES	NO. OF RESPONDENTS	PERCENTAGE
3,000	20	66.7%
5,000	6	20%
10,000	3	10%
20,000	1	5%
	30	100%

Source: Field survey 2004

Result from the field survey carried out and analyzed in tables 4.4 – 4.4 (1) show that students agreed the private investors to charge N3, 000 on each bed space per annum while the senior staff and university agreed on N5, 000 respectively. This means that the charges for on-campus accommodation should be between N3, 000 – N5, 000 per annum.

The reasons given according to the findings of the researcher includes:

The ability to allow the private investors recoups their capital outlay within the stipulated period.

To make the hostel affordable for the average students to avoid a situation where the students will refuse to pay the rent charge and prefer to dictate the rent themselves.

Thirdly, the findings of the researcher also shows that the private participants have children and relations in the University and are equally stakeholders and are therefore should be committed to charging affordable and fair rent.

Table 4.5: Below gives the responses to the question, "How much do you prefer for off-campus accommodation per annum?

Table 4.5: How much to pay for off – campus accommodation per annum.

CHARGES	NO. OF RESPONDENTS	PERCENTAGE
10,000	25	62.5%
12,000	10	25%
14,000	3	7.5%
15,000	2	5%
	40	100%

Field survey 2004:

Table 4.5(1) : How much to pay for Off-campus accommodation per annum.

CHARGES	NO. OF RESPONDENTS	PERCENTAGE
10,000	20	66.7%
12,000	6	20%
15,000	4	13.3%
20,000	-	-
	30	100%

Field survey 2004: The research e field survey conducted amongst students and senior and management staff indicated that students want the off-campus rental charges to be fixed at N10, 000 per annum with the majority number of respondents. This means that it is only when the private investors charges N10, 000 per bed space per annum that students will be willing to rent their hostels.

However, in addressing the issue of fair rent chargeable, the National Universities Commission (NUC) conducted the nation wide survey of current rent paid by students in various Nigerian Universities in Nigeria in 2003. The concern of students on whether rent chargeable will be fair has been adequately addressed. It is therefore envisaged that the fees charged will be gradually adjusted in future. This intervention should be seen as a better alternative to students renting substandard accommodation outside the campus and renting of accommodation from their fellow students at exorbitant rate.

At present all economic indices confirmed that the private sector project promise to be viable and sustainable if adequate consideration is given to fair rent that could be afforded by the average Nigerian University Student to minimize friction and misunderstanding during the implementation of the project.

This being the researcher to making questioners for fair hearing and responses on "What type of private investor do you desire?"

Table 4.6: **What type of private investor desired.**

PRIVATE INVESTOR	NO. OF RESPONDENTS	PERCENTAGE
LOCAL	23	77%
FOREIGN	4	13%
NONE	3	10%
	30	100%

Field survey 2004:

From the response in answer to the question "What type of private investor do you desire?" the researcher established the observation to mean that out of the 30 questionnaires already collected the support was in favor of local private investor. This means Nigerian people prepare the government to support the local private investors in the hostel development for Nigerian students.

No wonder Mr. President in February 2002, held in meeting with the captains of private sector, industrialists, all vice-chancellors, pro-chancellors and Federal Ministry of education officials in the student hostels. The meeting culminated in the constitution of a sub-group to fine tune the draft

proposal for the involvement of Banks, Mortgage institutions, insurance companies in the venture. The involvement of local private sector investors is desirable because:-

1. It will encourage the local investors to plough back some of their profits into provision of hostels for students in order to foster acceptance by the local community.
2. They will encourage Universities channel their resources more towards teaching and research activities.
3. They will to mobilize funds in the economy to create more jobs for the unemployed.
4. The local sector investors have children and relations in the University, they should therefore commit themselves to building Hostels, so that they could charge affordable and fair rent from students.
5. The Local private investors have more knowledge about the cultural Patterns of any university established in any geographical area more than their foreign counterparts.
6. Unlike their foreign counterparts the local private sector participants will tend to build hostel for students at reasonable rates e.g. Lagos

state university and Federal polytechnic Bauchi where the local inventors provided private accommodation for students.

All that takes the authority of the university to do is to come into formal relationship with the local private sector participants, as this will ensures a more conducive study environment for students and security of tenure both for student and the local private investors. To do this effectively, the University should identify such local investors who already engaged in the provision of hostel accommodation where students are renting. Although it is a seemingly difficult task if it is left for the government or the National University commission to negotiate on behalf of the university. The university should only maintain rapport with reputable local investors to get them involved. The category of the local sector participants should range from mortgage and commercial banks, pension funds, insurance companies and even local construction companies. For example, the university can approach bank of the North to build blocks of halls of residence for its students. The complex could then be referred to as "Bank of the North Hall". Roads, water and electricity are to be provided by the university. The local participant should be left with the construction only. The contractual position will depend on the negotiated terms as agreed between the

university and the prospective local investor. The land lease reversion period is a maximum of 25 years, after which the local investor is expected to have recouped his/her investment. The design of such hostel facilities will be based on national universities commission's standards with additional modern facilities. The prospective local investor will be solely responsible for the construction of the agreed module of 100 rooms per block or its multiples and construction cost estimates will be with respect to the prevailing market prices. The university authorities will only be involved in the supervision of the construction to ensure that stipulated specifications are adhered to. Management and maintenance agreement is to be mutually worked out between the university and the local investors. Rent per space should be mutually agreed to by the local investor and the university authority based on the economic rent in the locality Vis-à-vis the ability of students to pay.

Table 4.7 is a questionnaire about "what terms and conditions of contract do you suggest for the two parties university and the private investors."

TERMS AND CONDITIONS OF CONTRACT	NO. OF RESPONDENTS	PERCENTAGE
NEGOTIATED	22	73%
SEALED	2	7%
NO COMMENT	6	20%
	30	100%

SOURCE: FIELD SURVEY 2004.

The result of the field survey carried out shows that only a small percentage of the senior and the university management are in support of seal contract. Majority of the respondents are in support of the Negotiated contract between the private investors and the university. The researcher discovered that already there were general terms and conditions governing the lease of university land to private investors. This was prepared by the National university commission in 2003 and given to all the universities.

The Negotiated terms agreed between the universities and the prospective investor to form part of the legal frame work are: -

(a) All lands to be leased must have properly document tittles

(b) Reversion clauses should be clearly stated

(c) Arbitration clause should be included.

(d) Comprehensive insurance policies should be provided

(e) Maintenance clause should included

(f) Tenancy should be restricted to bonafide students of the institution

(g) Obligation of the different parties should be such that a reasonable profit margin accrues to the private sector participant.

In addition, government should provide other incentives to the investor, possibly tax relief, income from the property so taken over; and tax holiday for the first 3-years of the operation of the management agreement.

Many of the private sector participation survey in the provision of hostel accommodation for students expressed interest to actually knowing "the years it will take investors to recover their investment"

Table 4.8 The year it will take the investor to recover their investment.

No. Of years	No. Of respondents	Percentage
25	21	70%
30	7	23%
40	2	7%
	30	100

Source: Field survey 2004.

Results from field analysis carried out show that 70% of the respondents chose 25 years as the period to recover the investment.

The period somewhat agreed with the Federal Government Policy on Private sector participation in the provision of student hostel in 2001.

Under the policy, the university is to provide the land within or outside the campus and extend infrastructure to the site. The contractual position will depend on the negotiated terms as agreed between the university and the prospective investors. The land lease reversion period is a maximum of 25 years, after which the investor is expected to have recouped

his/her investor since he/she does not have out right ownership of the structures.

This bought our mind to another significant and pertinent area after the investment is recovered. This is a questionnaire on " suggests what happen to the hostels when the investments are recovered".

Table 4.9 shades more light about this questionnaire.

What happen to the hostel when the investments are recovered?

What to do with the hostels	No. Of respondents	Percentage
To Handover the hostels to the school	22	73%
To auction the hostels	3	10%
To employ consultants to manage the hostels	5	17%
	30	100%

Source: field survey 2004.

Results from survey carried out indicated that 73% of the total questionnaire already collected and analyzed are for the hostel to be handed over to university when the investor recover his investment. Only 10% respondents indicated their support for auctioning of the hostels. The period

of the recovery on investment will be amortized depending on the capital outlay of the investor and with reasonable profit from the annual remittance to the investor. This is recommend to be within maximum period of 25 years. The university will take the hostels over later.

The questionnaire also elicits interest to knowing "the categorical views of the university management towards private sector involvement in providing hostels for students".

Table 5.0 attempts to collect and analyze the questionnaire of the different respondents on these views.

Opinions/Views	No. Of Respondents	Percentage
Desirable	20	67%
Not Desirable	10	33%
	30	100%

Source: field survey 2004.

Results from the field survey carried out show that the greater percentage of the respondents is of the view that private sector involvement in providing hostel for students of the university is desirable. From the interviews conducted also it was found out that in federal universities the

mean annual rental charge per bed space is N90.00. However, some students illegally re-allocate their bed spaces for between N12, 000 and N40, 000. Again, the mean range of off-campus annual rent per room is N18, 200-N32, 154 respectively.

In addition, due to astronomical increase in enrolment and the establishment of more universities in the late 1970s, adequate funding of the universities became a problem to the extent that provision of student hostels all on campus became difficult. This brought about the problem of squatters in the hostels. As a result, there was an undue pressure on the existing bed space and the associated facilities e.g., water, electricity and even toilets resulting in their frequent breakdown. The congestion in the student hostels reached an alarming stage to the extent that in some situations female students had to wake up as early as 4 am to take their bath in the open within the hostel premises.

4.3 RENTAL CHARGES OF OFF-CAMPUS ACCOMMODATION OUTSIDE ABU AND KONGO CAMPUSES

University Environs	Houses 2 B/R	Flats 2 B/R	Single Rooms	Native Houses
ABU Samaru Campus	N30, 000 P.a	N50, 000 P.a	6,000/10,000 P.a	12,000/15,000 P.a
ABU Kongo Campus	N35000/ N40, 000	60,000/75000 P.a	12,000 P.a	9,500/10,000. P.a

Source: Field survey 2004

Interviews conducted amongst students yielded the above range of off-campus accommodation for rentals. As can be seen, only wealthy parents and sponsors could afford to accommodate their wards in comfortable environment. Majority of parents, therefore, encouraged their wards to buy on – campus accommodation from students who have allocations which they do not want. The cost of such bed spaces range from about N12, 000 to N40,000

CHAPTER FIVE

5.1 SUMMARY

We have highlighted preferred alternative strategies towards the provision of student hostel accommodation in Nigerian Universities particularly Ahmadu Bello University Zaria. This alternative strategies suggested required the continuous involvement of the Federal, state governments, the university authorities and the private sector, while the main focus is on the private sector participation, the other bodies still have their statutory roles to play and reinforce.

The strategies discussed include the increased funding of the universities by the government. The federal Government in particular should meet the National universities commission (NUC) funds requirement for implementing the 331/3 students accommodation policy.

Other alternatives include the universities raising loans from authorized agencies, the introduction of development fees and launching of appeal funds among others.

The most feasible strategy is the formal involvement of the private sector in the provision of student accommodation both on and off-campus. On-campus, the private sector participant should build new halls on university land and/or complete abandoned students halls of residence

projects. Off-campus, the private sector should erect new standards set by the university.

In cognizance of the capital-intensive nature of this participation, we have outline the level of participation amongst the university and the private sector. While detailed modalities including the management are beyond the scope of this project, certain aspects were discussed. The private sector should be induced by the Federal Government to participate by granting tax relief and tax holiday. The university authority also should provide land on campus and negotiate with the states to provide land off-campus. In off-campus accommodation, the state should provide the basic infrastructures. The university should be involved in the management of the halls, including rent collection and maintenance.

5.2 CONCLUSION

A close study of the educational development in Nigeria reveals not only the cardinal importance attached to education by the average Nigerian as a means to his self-improvement, but also by the society as an instrument for accelerating the pace of social and economic change. In this connection, it is significant to note the high priority, which continues to be accorded to university education in view of its direct bearing on the availability of

manpower in the quantity and quality sufficient to ensure the rapid economic development of the country. It is therefore, not surprising that the demand for university education has continued on the noticeable growth path. To meet this trend, there has been a rapid increase of tertiary institutions a development that is not without attendant implications, notably students' hostel accommodation.

The phenomenal increase in students population especially in the last fifteen years without a corresponding increase in bed spaces has contributed to the present acute shortage of hostel accommodation in Ahmadu Bello University, Zaria in particular and the sister Universities in general. In most cases room occupancy in halls of residence is always more than double the designed capacity with the consequential stress on the planned hostel facilities. The remote inefficient public transportation system prevalent in our cities makes it difficult for students to live off-campus. In view of the inadequate capital allocation only few universities can provide hostel accommodation for 33% of their students population as stipulated by the National University commission (NUC) requirements.

The Federal Government policy (FGP) on the participation of the private sector in the provision of hostel facilities in our Universities is therefore a welcome and timely development. Responses from the private

sector have been encouraging, it is hoped that when the modalities, which will be mutually agreed between the investors and the University is finalized, the project will be of immense social and economic benefit to the investors and the University.

At present all the economic indices confirmed that the project promises to be viable and sustainable, if adequate consideration is given to fair rent that could be afforded by the average Nigerian University students to minimize friction and misunderstanding during the implementation of the project.

5.3 RECOMMENDATION

The Federal Government should without any delay direct the National Universities Commission (NUC) to make the following recommendations as viable and sustainable strategies for private sector participation in providing hostel accommodation to Nigerian University students:

a. Ahmadu Bello University should set up a committee on private sector Participation in the provision of student Hostels. Membership of this committee should include representative of student Union, academic and non-academic staff, the private sector provider the students Affairs and

academic planning. The committee is to take responsibility for planning, advising management on the private sector provided hostel scheme.

a. University management should identify suitable location for the provision of private hostel, which will eventually be integrated in the University's master plan.

b. Students who are the most important stakeholders in the matter of hostels should be involved in the determination of fair rent before commencement of construction work.

c. Without prejudice to whatever is decided at the level of the University as rent, it is recommended that rent payable in the prestigious presidential Hostel provided by the private sector should be 20% less than the going rent in private hostels around the University. This is to assure bed spaces for less financially endowed students.

d. For the existing University owned hostels, consultations at the level of the University Parent Forum and with the Students Union should lead to an agreeable rent regime which will take care of the cost of private sector –managed security, cleaning of the rooms and the general environment, provision of electricity and water on a 24 hours basis, provision of recreational

facilities and an efficient porterage system. Adequate notices and publicity should be given to students and parent about the agreed rent regime.

By the end of 2004, all hostels housing Nigerian University students should level facilities and be managed as it obtain in University student hostels in Europe, North America and a number of Africa countries such as be maintained. Clean room interiors and surroundings, functioning, well kept toilet, availabilities of water and electricity on a 24 hours basis; excellent catena system and relaxation centers; good security and porterage system.

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APPENDIX A

A RESEARCH SURVEY ON PRIVATE SECTOR PARTICIPATION IN PROVIDING STUDENT HOSTEL ACCOMMODATION FOR NIGERIAN TERTIARY INSTITUTIONS

Dear Sir / Madam

I am a final year M.B.A student of Ahmadu Bello University, Zaria. I am currently undertaking a research on private sector participation in providing students hostel accommodation in Nigerian Tertiary institutions, being part of the requirement for the completion of my MBA programme. Kindly help me complete the questionnaire below as best as best as you can. All information supplied shall be used for academic purpose only.

Thank you.

Sulaiman A. Ibrahim

INSTRUCTION

Please read the following carefully and tick as appropriate or fill in the gap where applicable.

SECTION A

A. **STUDENTS ONLY**

1. How many students in a room on the average?

(a) 1 (b) 2 (c) 4 (d) 6 (e) 8

2. Are hostels sufficient for students?

(a) Yes (b) No

3. Do you support private sector participation in providing hostel accommodation for students?

(a) Yes (b) No

4. Where do you suggest the hostels to be built?

(a) On-campus (b) off-campus

5. For On – campus accommodation what charges do you prefer per annum?

(a) N5,000 (b) 7,000 (c) 10,000 (d) 15,000

6. For off- campus accommodation what charges do you prefer per Annum?

(a) N10, 000 (b) N12, 000 (c) N14, 000 (d) 15,000

SURVEY ON PRIVATE SECTOR PARTICIPATION IN PROVIDING STUDENT HOSTEL ACCOMMODATION FOR NIGERIAN TERTIARY INSTITUTIONS

Dear Sir / Madam

I am a final year M.B.A student of Ahmadu Bello University, Zaria. I am currently undertaking a research on private sector participation in providing students hostel accommodation in Nigerian Tertiary institutions, being part of the requirement for the completion of my MBA programme. Kindly help me complete the questionnaire below as best as best as you can. All information supplied shall be used for academic purpose only.

Thank you.

Sulaiman A. Ibrahim

INSTRUCTION

Please read the following carefully and tick as appropriate or fill in the gap where applicable.

SECTION B

This section should be filled by the management and the senior staff of the university.

1. Are hostels sufficient for students in tertiary institutions?

(a) Yes (b) No

2. Do you support private sector participation in providing hostel accommodation for students in tertiary institutions?

(a) Yes (b) No

3. Where do you suggest the hostel to be built?

(a) On-campus (b) off-campus

4. How much do you prefer for off - campus accommodation per annum?

(a) N10, 000 (b) N12, 000 (c) N15, 000 (d) N20, 000

5. How much do you prefer for on - campus accommodation per annum?

(a) N3, 000 (b) N5, 000 (c) N10, 000 (d) N20, 000

6. How many students in a room on the average?

(a) 2 (b) 3 (c) 4

7. What type of private inventor do you desire?

(a) Local (b) foreign

8. What terms and conditions of contract do you suggest for the two parties (University and the private inventors)

(a) Negotiated contract (b) Seal contract

9. Suggest the years it will take the inventors to recover their investment

(a) 40 years (b) 25 years (c) 30 years

10. Suggest what happen to the hostels when the investment is recovered

(a) To handover the hostels to the school authorities

(b. To auction the hostels

(c) To employ a rent consultant to manage the hostel

10. Please state categorically your views on the private sector involvement in providing hostel for student.

(a) Desirable (b) not desirable

12. Is this policy timely and desirable?

(a) Yes (b) No