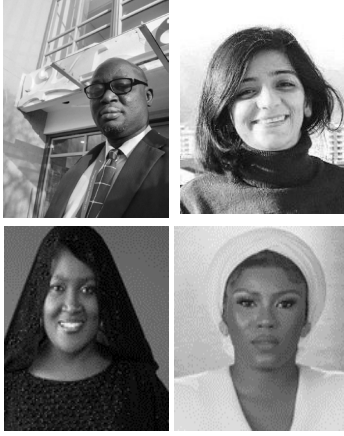


Assessment Of Housing Condition And Maintenance Practice In Nigeria University Staff Quarters: A Case Study Of University Of Ilorin



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Abstract: The Provision of staff housing, particularly in Nigeria's tertiary institutions of learning, is becoming unrealistic, a need for efficient maintenance of existing housing. This study investigates the condition of housing and maintenance practices in staff housing. The research utilized both primary and secondary sources of information collected from staff in the University of Ilorin quarters with a questionnaire; 117 samples out of 234 sample frames were randomly selected. Primary data, such as residents' socio-cultural, housing typology, facilities condition, and maintenance procedure, were collected. It made use of the Statistical Package for Social Sciences (SPSS) for the analysis, while frequency count, percentages, and tables were utilized in the findings' presentation. The study revealed that 53%, 43.6% of foundations, floor respectively is in good condition, while 47.7% of walls are in poor condition, 40.2%, 29.1% show dissatisfaction, satisfaction respectively with maintenance procedures. The study suggested periodic assessments and, development of maintenance policies.

Keywords: Condition of housing, Maintenance, Procedures, Facilities.

Nijerya Üniversitesi Personel Lojmanlarında Konut Durumu ve Bakım Uygulamalarının Değerlendirilmesi: İlorin Üniversitesi Örneği

Özet: Özellikle Nijerya'nın yüksek öğrenim kurumlarında personel lojmanlarının sağlanması gerçekçi olmaktan çıkmakta ve mevcut lojmanların etkin bir şekilde bakımının yapılmasına ihtiyaç duyulmaktadır. Bu çalışma, personel lojmanlarındaki konut ve bakım uygulamalarının durumunu araştırmaktadır. Araştırmada, İlorin Üniversitesi lojmanlarındaki personelden anket yoluyla toplanan birincil ve ikincil bilgi kaynakları kullanılmış, 234 örneklem çerçevesinden 117 örneklem büyüklüğü rastgele seçilmiştir. Konut sakinlerinin sosyo-kültürel özellikleri, konut tipolojisi, tesislerin durumu ve bakım prosedürü gibi birincil veriler toplanmıştır. Analiz için Sosyal Bilimler için İstatistik Paketi (SPSS) kullanılırken, bulguların sunumunda frekans sayısı, yüzdelere ve tablolardan yararlanılmıştır. Çalışma, temellerin %53'ünün, zeminin %43,6'sının iyi durumda olduğunu, duvarların %47,7'sinin kötü durumda olduğunu, bakım prosedürlerinden %40,2'sinin memnuniyetsizlik, %29,1'inin memnuniyet gösterdiğini ortaya koymuştur. Çalışma, periyodik değerlendirmeler yapılmasını ve bakım politikalarının geliştirilmesini önermektedir.

Anahtar kelimeler: Konutların Durumu, Bakım, Prosedürler, Tesisler.

1. INTRODUCTION

With the growing population and increase in the government debt profile in underdeveloped and developing nations, the provision of staff quarters, particularly in Nigeria's tertiary institutions of learning is becoming unrealistic, the need for the efficient maintenance of existing properties has become more apparent and burdensome, calling into question the management and maintenance abilities of the current property managers [1]. Without a comparable expansion of infrastructure to fulfill the demand, such as staff accommodation close to the campus, the total number of students enrolled in various Nigerian educational institutions has recently expanded many times above their original estimated capacity. While it is true that the use intensity and the rate at which real estate degrades are significantly correlated. Additionally, effective maintenance of existing staff housing and its execution could make a difference [2].

An enormous portion of a country's investment goes toward its infrastructure [3]. These facilities, which include public buildings, must be maintained to code to fulfill their intended aesthetic and architectural functions [4]. An important characteristic of a developed country is its well-maintained infrastructure, which contributes significantly to any nation's socioeconomic development [5]. As a result, many developed countries have robust infrastructures, something they depend on to generate income for their local economies, and many countries take care to maintain their infrastructure and rely on it to draw tourists and generate income [3].

Numerous developed educational institutions in several Asian and European countries with adequate infrastructures draw many Nigerians to those regions, where they spend astronomical sums of money to further their education [5]. However, regular maintenance has proven difficult in Nigerian institutions because of issues including corruption, inadequate funding, bribery, and residents' irresponsible usage of facilities [6]. There are numerous expensive construction projects underway in Nigeria. This calls for rigorous consideration of construction management procedures to avoid damaging effects on the infrastructure.

According to [7], maintenance is the series of actions taken to care for a building, ensure its intended functions, and ensure its best performance over its lifetime. The term "maintenance" was defined by [8] as "the sum of all technical and administrative procedures, including supervisory measures, designed to maintain or restore an item to a state in which it can perform a specified function." According to [9], the totality of the activities performed to preserve or repair something is called maintenance. Building usage is improved by maintenance, resulting in the greatest safety standards. However, building upkeep is expensive from both a monetary and an environmental standpoint [7].

Many public buildings are not kept up to date [10]. Such interior elements, such as the floors, ceilings, doors, and windows, frequently show neglect [6]. Since their construction, some public institutions' residential and office buildings have not undergone any significant maintenance. Due to this, several of these structures are completely abandoned and in a state of disrepair. As a result, the lifespan of such buildings is reduced due to the routine occupant and government neglect of these facilities [11].

Maintaining university structures is necessary to create an environment that fosters creative teaching, learning, and research [12]. Authorities are very concerned about the nature of the relationship between staff and their working environment, and they all agree that a conducive environment has a positive impact on a staff member's ability to perform, all other things being equal [13]. Nonetheless, it seems like authorities are more focused on constructing new buildings while ignoring the demolition of existing ones. Therefore, it is crucial to note that the primary goal of managing educational properties should be to improve the welfare of both students and teaching staff, as well as other supporting staff. To do this, the

management of educational properties should make sure that these properties are created, built, and maintained in good, functional, aesthetic, and structural conditions. An educational institution's image in relation to services, architectural quality, and aesthetics will, to a large extent, be reflected in the standard and appearance of the structures and facilities that are located there [3].

1.1. Staff Housing

Staff housing in higher institutions refers to the housing provided by the institution for its employees, particularly faculty and staff. This housing is usually located on or near the institution's campus and is intended to provide affordable, convenient housing for employees. There are several reasons why higher institutions may choose to provide staff housing. One reason is to attract and retain talented faculty and staff by offering affordable housing in a competitive housing market [14]. Another reason is to ensure that faculty and staff have access to safe, secure housing that meets their needs. The background of staff housing at Nigerian universities can be traced back to the early days of the country's universities. In 1948, the University of Ibadan was founded. staff housing was provided for the institution's senior academic staff [15]. However, it was not until the 1970s and 1980s that staff housing became more widespread in Nigeria's higher institutions. During this period, the federal government launched a program to provide housing for its civil servants, including university staff [16]. Under this program, the government provided funds for the construction of staff housing in higher institutions, and many universities took advantage of these funds to build housing for their employees [17]. In some cases, universities also partnered with private developers to build staff housing.

Staff housing can take many forms, including apartments, townhouses, and single-family homes. In some cases, staff housing may be subsidized by the institution, while in others, employees may pay market rates for their housing. The typology of staff housing in Nigerian higher institutions can vary depending on the institution and its location. However, some common types of staff housing are found in many institutions across the country [18]. Bungalows are single-story houses that usually have two or three bedrooms, a living room, a kitchen, and one or two bathrooms. Bungalows are commonly provided for senior staff members who require more space and privacy [15]. Blocks of flats are multi-storey buildings that contain several individual apartments, with each apartment typically having two or three bedrooms, a living room, a kitchen, and one or two bathrooms. Blocks of flats are often provided for junior staff members and can be more affordable than bungalows.

Duplexes are two-story houses that are often provided for senior staff members or staff members with larger families. Duplexes typically have four or more bedrooms, a living room, a kitchen, and two or more bathrooms. Hostels may also be provided for staff members who are single or who do not have families. Hostels typically consist of individual rooms with shared living spaces and facilities [17].

Overall, staff housing can be an important benefit for higher institution employees, particularly those who are new to the area or who may have difficulty finding affordable housing on their own. Today, staff housing remains an important benefit for employees of Nigerian higher institutions, particularly as the cost of housing continues to rise in many parts of the country [19]. However, challenges remain, including the need for more funding to maintain and expand existing housing, and the need to ensure that housing is allocated fairly and transparently to eligible staff [20].

1.2. Pubic Building Maintenance

Varied people have different definitions of property maintenance. Different authors have provided definitions and redefinitions for the term. However, it appears from the numerous definitions that building upkeep is central to property maintenance. However, definition of maintenance is the necessary procedures carried out to maintain, safeguard, improve, and take care of hospital buildings and services after they are

completed by the applicable standards to ensure that they can perform their intended functions for the duration of their lives without significantly changing their fundamental characteristics and use [12]. Controlling the rate at which a structure deteriorates into an unusable state and eventually collapses is the art of maintenance. A county's progress is frequently gauged by the rate of expansion in housing construction, which has increased the number of contemporary homes [13]. Therefore, to keep up with the trend of construction, more maintenance work is needed. Additional upkeep, repair, and remodeling work are now required to ensure the use and security of the built homes due to the expansion in housing and the absence of building regulations. Additionally, it is important to maintain the current homes for as long as feasible.

Therefore, techniques for lowering maintenance costs should be developed [18]. Identified the following conditions as impacting how well public building standards are maintained: structural condition, roof condition, restrooms, water component, waste discharge, outside wall condition, building premise walkway condition, status of electrical wires and switches, and interior wall surface condition [21]. One of Nigeria's largest economic and social issues is the "I do not care" mentality and poor maintenance culture, which are like a sickness that has gnawed at the country's core and is shown in the way public facilities are run [22]. Without any management, structures are constructed and assumed to last their intended lifetimes. As a result, numerous studies on public building maintenance have been carried out, one of which is a study by [23] that examines how much each of the following elements contributes to maintenance issues in Nigerian Buildings housing government offices: Bad design, usage of subpar components and materials, inadequate electrical and mechanical design, insufficient mechanical, electrical, and structural design, inadequate electrical design, inadequate architecture design, natural deterioration brought on by age, surroundings, occupant abuse, and others 5%. [24], on the other hand, strongly disagree with the notion that the status of Nigeria's public buildings is due to inadequate funding and instead contend that corruption by powerful figures in the public sector is to blame. Nigeria was ranked number 2.4 out of 174 nations in terms of perceived public sector corruption in 2010, with a scale of 10 (very clean) to 0 (extremely corrupt). This demonstrates unequivocally the high level of corruption practiced by public servants. Most public institutions are unstable and have failed as a result of corruption, particularly in the public sector.

Examined the potential of efficient maintenance techniques as a means of maintaining housing supply during recessions [25]. This research modified a survey methodology, and its findings showed that the operational performance of public services and buildings is above average in terms of maintenance. In terms of their operational state, the structure and fabric (such as block walls, floor slabs, beams and columns, and roof structure) received high marks. Because the buildings were strategically placed, there was enough airflow for the operations to run well. Most public facilities have a good supply of clean water and a well-kept atmosphere. The majority of the interior components, including the paint, tile, door, ceiling, and windows, were likewise found to be in above-average operating condition. Both humidity and noise levels are well-controlled. The utilization of elevators (vertical transportation), fire prevention, telecommunications systems, and electrical supply were among other factors with very high performance ratings. The performance of the federal and state-owned buildings gave the structure and fabric very excellent ratings. Both gave very poor performance ratings to the utilization of elevators, telecommunications, electricity, and bathroom fixtures. According to the results of the hypothesis test, there is a big difference between federally-owned buildings and state-owned structures in southwest Nigeria in terms of how well they are operating, including their service.

A study on integrating sustainable facilities management into the administration of public buildings in Nigeria was conducted by [26]. The study used a questionnaire, and it discovered that the average state of public buildings in Nigeria is fair due to a lack of/poor maintenance plans for preserving them (on a scale of 1-poor to 5-excellent). In Penang, Malaysia, [27] conducted research on the assessment of factors

influencing building upkeep and flaws. The research project adopted the use of structured questionnaires while in their findings, lack of preventive maintenance and insufficient funds to maintain the building, lack of building maintenance standards, non-availability of replacement parts and components, and not responding to maintenance requests within the first to a fifth ranking rating of major reasons. While the most important variables for building defects were also included, they included poor building care, neglected site conditions, subpar materials, unfavorable environmental conditions, and moisture from damp areas.

Conducted a study on the Gaza Strip's operational maintenance of public structures [28]. The research's objective is to evaluate the management and maintenance procedures now used in public buildings in the Gaza Strip. The study used a questionnaire survey, and the findings provide a summary of the current state of the repair process in public buildings in the Gaza Strip. The research found that just three hospitals combine preventative maintenance with corrective maintenance, while corrective maintenance is practiced in all 13 public buildings. Additionally, their findings demonstrate that the majority of buildings in the Gaza Strip lack quality control systems for repair and preventative maintenance as well as maintenance plans for medical equipment. Employing experienced maintenance personnel is advised to create an adequate maintenance plan and thorough checklist, both of which are necessary for preventive maintenance. To increase their employees' efficacy and efficiency, management should set up specialist maintenance management training courses. Buildings in Gaza should make sure that all of their spare parts are on hand in their storage areas so that they can act quickly when necessary.

Additionally, [29] evaluated the efficiency of maintenance procedures in public schools. The study used a qualitative framework. However, a case study design approach was used for this study's investigation of the effectiveness of maintenance practices in public schools, specifically about Shehu Shagari College of Education in Sokoto. The study's conclusions showed that leaking roofs, faded paint, and cracks in the flooring and walls are the most prevalent maintenance issues. Due to two main factors—building pressure, misuse of facilities by some users, and poor management—building maintenance issues are more severe in the dormitory and staff quarters than in the classrooms and offices. Finally, poor labor management relations, poor management, a lack of funding, and improper maintenance practices are a few factors that affect maintenance management issues. According to the study, preventive maintenance practices should be adopted by the institution as opposed to ad hoc maintenance, as a primary focus. Building managers can anticipate future maintenance requirements and reduce unnecessary spending by including preventative maintenance chores into a work-order system, keeping systematic maintenance records, either manually or electronically, and scheduling building inspections.

1.3. Maintenance Practice

Buildings must provide a cozy and safe setting for a variety of Human actions. Essentially, the issue at hand is one of function [30]. Public buildings are in extremely bad and abhorrent structural and aesthetic states. Despite the millions of Naira invested to develop all of these structures, they are left to suffer from premature but continuous and quick degradation, decay, and dilapidation as soon as they are put into use [6].

Conducted a study on the upkeep of university housing in Nigeria [31]. Data from the research were analyzed using descriptive statistics. Their research showed that the majority of respondents engaged in some sort of maintenance activity. The key element affecting the practice of maintenance among the concerned staff is that the majority lack maintenance manuals and enough funding from the university administration. They concluded that the majority of the university residence halls in the study region have issues with maintenance management. The majority of the residential structures in the research area do not

have maintenance manuals, according to the respondents, who stated that they have all performed maintenance tasks at some point.

Additionally, [32] study evaluated the issues with Nigerian commercial property management practices. For analysis, the study used the relative significance index (R II), mean and proportion methods, and the descriptive method of percentages. The study also discovered that the major elements or issues that were considered to be issued with managing commercial properties in the state of Lagos were, in order of importance, high rent, the need for plumbing and power, ongoing maintenance problems, cash flow needs, and building expenses, all of which had positive relative importance indices of 1.8, 0.98, 0.75, and 0.65, respectively.

An investigation into the impact of maintenance culture on residential building construction in Nigeria were done by [3]. Both Primary and secondary sources were both used in this study. While the secondary source was collected from published and unpublished papers connected to the study, the primary source mostly comprises physical observation of the buildings. According to the findings, several factors contribute to maintenance issues in residential buildings in Nigeria, including inadequate funding, delays in the release of funds for maintenance, poor workmanship, natural effects like temperature, moisture, gaseous constituents, and pollutants, subpar materials, design flaws, natural deterioration due to age and environments, and a lack of maintenance culture.

The majority of maintenance managers while holding highly regarded certifications, were found to be lacking in their ability to apply quality improvement principles to maintenance operations due to a lack of sufficient professional workshops, training, and awareness campaigns. The researcher generally concurs with the findings, particularly in the areas where unqualified, poorly trained, and unprofessional personnel predominate. In Nigeria, maintenance personnel are frequently hired without regard to their qualifications or field, and they occasionally even come from unrelated professions. They are also not given any workshop training for maintenance awareness.

Conducted yet another study on maintenance management procedures for building facilities at eight polytechnics in Malaysia [33]. The study, which found poor service delivery, insufficient funding, poor maintenance planning, and maintenance backlogs, employed the usual approach practice. Additionally, there is a need to address the lack of maintenance management practice expertise that existed throughout all eight polytechnics. They concluded that the case study's key issues were non-specific complaints, repeated defects, tight budgets, long wait times for building repairs, and underqualified staff. Less human competencies can result in subpar service delivery, subpar maintenance planning, and maintenance backlog, according to the researcher.

1.4. Maintenance Management

Public building maintenance management is one of the more challenging topics in the field of facilities management [6] The intricate design of public structures, their fragile mechanical and electrical systems, and insufficient maintenance funds all contribute to this. the physical characteristics of the environment in which employees reside, employee contentment, and organizational productivity. These outcomes may be favorable or unfavorable.

In light of the aforementioned, numerous studies on maintenance management have been carried out, one of which was [34] study on the systematic management of building maintenance. The study also found that while there is insufficient spending on maintenance, there is also insufficient management of the resources and maintenance services, both of which have a significant impact on poor service delivery. According to the study's findings, a structure may only be considered valuable if it continues to offer the desired services

satisfactorily; otherwise, its existence will be irrelevant, if not completely useless. The researcher concurs with the conclusion that inadequate resource management and maintenance services have a significant role in the delivery of subpar services.

Another study on knowledge management application by [35] will help to improve the efficiency of Kuwait's building maintenance procedure. The study used field data and a survey approach, and it discovered that the suggested knowledge The type of contract will determine the knowledge management system that will be based on the type of contract that is most frequently used by public organizations. The researcher concluded that Kuwait's public building maintenance industry has several problems that hinder performance efficiency. The value for money spent by governmental agencies can be increased by implementing the knowledge idea and its associated tools and by creating a knowledge management system. The researcher concurs that the majority of public organizations employ knowledge management systems.

2. METHOD

2.1. Study Area

The city is a cultural melting pot where residents and visitors from all over Nigeria, including the Yoruba, Fulani, Nupe, Bariba, Kanuri, Igbo, and Hausa ethnic groups, live [36]. The city is home to sizable Muslim and Christian communities, and it hosts a variety of ceremonial events throughout the year, many of which have religious connotations. Ilorin is referred to as the "Home of Peace" and is the location of numerous educational and religious organizations, including the United Missionary Theological College, which grants degrees and is affiliated with the Universities of Ibadan and Ilorin. This institution produces numerous church ministers, educators, and theologians of all denominations.

Muslims are trained in a variety of Islamic, Arabic, and social science fields at the College of Arabic and Islamic Legal Studies in the Adeta region [37]. The University of Ilorin and Al-Hikmah University, Ilorin are only two of the universities that call Ilorin home. Kwara State University is located in Malete, outside the city's metropolitan area. Additionally situated there are Kwara State College of Education, Kwara State Polytechnic, Emmanuel Baptist College, Kwara State College of Arabic and Islamic Legal Studies, and Unilorin Secondary School. [36].

The Federal Government of Nigeria owns UNILORIN, also referred to as the University of Ilorin, is a university in Ilorin, Kwara State. It was established by a decree issued by the federal military administration in August 1975. The project made an effort to implement one of the Third National Development Plan's educational objectives, which was intended to provide opportunities for Nigerians interested in pursuing higher education and to develop the highly skilled labour so essential for the rapidly expanding economy of the country. When compared to other higher education institutions around the country, the university has one of the largest land areas, roughly 15,000 hectares. There are several housing units at the University of Ilorin Staff Quarters Permanent Site, all of which have different housing unit typologies. The staff quarters are essential for housing university staff members and supporting the institution's general community. The University of Ilorin has 234 housing units in total, comprising staff quarters for senior and junior staff on the main campus, staff quarters for GRA, and staff quarters for Mini Campus workers beyond the school's limits. The school's administration maintains the professorial suites, lock-up garages, and three to four-bedroom flats that are connected to the boys' quarters in both old and new bungalows for the personnel.

2.2. Method of Data Collection

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The study adopted quantitative research, designed both primary and secondary sources of information were used. In order to give a thorough explanation of the topic of the study and boost confidence in the reliability of the research findings and conclusion, primary data collection involves gathering first-hand information about the issue from the field using a structured questionnaire. However, direct observation of the houses in selected staff quarters by the researchers was employed to obtain information about the houses' physical attributes. while the interview was conducted with the Estate Manager of the university on the maintenance procedure used in the staff quarters. Secondary data were obtained from archival sources and included the total number of staff houses in the staff quarters. Residents of the University of Ilorin Staff Quarters make up the study's population.

A multistage sampling technique was adopted for this study. The first stage is the identification of staff quarters at the University of Ilorin. The second stage is breaking down the housing facilities into different typologies. The third stage involves the selection of 50% of each resident of the staff quarters. 117 sets of questionnaires were administered to the occupants of the University of Ilorin Staff Quarters. The study upheld the confidentiality of the participants' names from whom the data was gathered by the data protection policy, as shown in Table 1.

Table 1. Sampling and Sample Size

S/N	Name of the Quarters	Location	Housing Type	Number of Housing units	Sample Size (50%)
1	Senior staff Quarters	Permanent Site	3-bedroom bungalows attached with a lock-up garage and 1-bedroom boys' quarters,	80	40
			4-bedroom bungalows attached with a lock-up garage and 1-bedroom boys' quarters,	18	9
			Professorial suites (5-bedroom detached, 2-room guest chalet, boys' quarters, and lock-up garage	7	3
2	Junior Staff Quarters	Permanent Site	Semi-detached 2=bedroom bungalows	70	35
3	GRA Quarters	GRA	3-bedroom bungalows attached with a lock-up garage and 2-bedroom boys' quarters	7	3
			Professorial detached suites with a 2-bedroom guest chalet and a lock-up garage	7	4
			3-bedroom bungalows attached with a lock-up garage and 1 room boys' quarters,	42	21
4	Mini Campus Quarters	Mini Campus	3-bedroom bungalows attached with a lock-up garage and 2-room boys' quarters,	3	2
Total				234	117

Source: Author's Fieldwork (2024)

2.3. Method of Data Analysis

Data collected for the study were analyzed with descriptive and inferential statistical analyses. Descriptive statistics, such as frequency counts and percentages, were adopted

3. RESULTS AND DISCUSSION

3.1. Socio-Cultural Background of the Residents of the Staff Quarters

The results on the socio-cultural background of the residents show that 56.4% of the respondents were male, while 43.6% were female. The study findings indicate that the respondents comprise 56.4% males and 43.6% females. In terms of age groups, the majority (50.4%) fall within the 26-40 years bracket, while 38.5% are above 40 years old. Only a small percentage (11.1%) are young adults between 18-25 years old. Regarding religion, the majority of the respondents (54.7%) practice Islam, while 45.3% practice Christianity. None of the respondents indicated following any other religion. The data presented in Table 2 also provides insights into the educational qualifications of the respondents. It shows that the majority of the respondents (39.3%) held a graduate degree, either a Higher National Diploma (HND) or a Bachelor's degree. A significant portion (25.6%) possessed a Master's degree, indicating a higher level of educational attainment. Furthermore, 19.7% of the respondents had obtained a National Diploma (ND) or a Nigerian Certificate in Education (NCE). A smaller proportion (11.1%) held a doctoral degree (PhD), demonstrating an advanced level of academic qualification. Lastly, 4.3% of the respondents had completed their education with a school certificate.

Table 2. Socio-Cultural Background of the Residents of the Staff Quarters

	Variables	Frequency	Percentage (%)
Sex	Male	66	56.4
	Female	51	43.6
	Total	117	100
Age Group	18-25	13	11.1
	26-40	59	50.4
	Above 40	45	38.5
	Total	117	100
Religion	Islam	64	54.7
	Christianity	53	45.3
	Total	117	100
Educational level	SSCE	5	4.3
	ND/NCE	23	19.7
	HND/BSC	46	39.3
	MSc.	30	25.6
	PhD	13	11.1
	Total	117	100
Employment Cadre	Academic	90	76.9
	Non- Academic	27	24.1
	Total	117	100
Staff Level	Senior Staff	101	86.4
	Junior Staff	16	13.6
	Total	117	100

Source: Author's Fieldwork, (2024)

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About the composition of the respondents in terms of their employment nature. It reveals that the majority of the respondents (76.9%) were academic staff, while 23.1% were non-academic staff. In total, this equates to 90 academic staff members and 27 non-academic staff members. This distribution reflects the diversity of job roles and responsibilities among the staff members residing in the University of Ilorin staff quarters. The distribution of the respondents based on their staff category. It shows that 86.4% of the respondents were classified as senior staff, while 13.6% were categorized as junior staff of the University of Ilorin. This distribution suggests a relatively balanced representation of both senior and junior staff members residing in the staff quarters.

Also, residential preferences of the respondents. It reveals that a significant majority (84.6%) expressed a preference to stay on campus. This indicates that the majority of the respondents favored the convenience and proximity to university facilities and activities that living on campus offers. However, a notable portion (15.4%) indicated a preference to stay off campus, suggesting a variety of personal reasons or specific circumstances influencing their housing preferences. The data underscores the diversity among the staff members and their varying needs and preferences, which should be taken into consideration when designing and managing staff housing facilities at the university

3.2. Housing Typology in Staff Quarters of the University of Ilorin

The data analysis reveals that the majority of the respondents (76.1%) reside in bungalows, while 17.9% live in blocks of flats. Interestingly, none of the respondents indicated living in hostels or duplexes. This suggests that bungalows and blocks of flats are the predominant housing typologies within the staff quarters at the University of Ilorin. As revealed in Table 3, 66 (56.4%) which represent most of the respondents reside in a 3-bedroom, 39 (33.3%) are staying in a 2-bedroom, 9 (7.7%) reside in a 4-bedroom while only 3 of the respondents reside in a 5-bedroom

Table 3. Housing Typology and Bedrooms Number in Staff Quarters of the University of Ilorin

Housing Typology	Frequency	Percentage
Bungalows	89	76.1
Blocks of flats storey building	21	17.9
Duplexes	0	0
Hostels	0	0
Professorial Suites	7	6
Total	117	100
Number of Bedrooms in Staff Quarters of the Respondents		
Bedrooms	Frequency	Percentage
2-bedroom	39	33.3
3-bedroom	66	56.4
4-bedroom	9	7.7
5-bedroom	3	2.6
Total	117	100

Source: Author's Fieldwork, (2024)

3.3. Staff Quarters' Housing Condition at the University of Ilorin

Table 4. reveals that in terms of housing components, 53% of the respondents indicated that the foundation is in good condition, 43.6% also pointed out that the floor condition is good and 47.7% revealed that the staff quarters wall is in fair condition. The window, door and ceiling are in good condition as indicated by

59.1%, 28.2% and 42.7% respectively. In terms of infrastructure in the staff quarters, Water supply and electricity are in good condition as indicated by 44.4% and 49.5% of the respondents respectively. 50.4% of the respondents indicated that the road was in fair condition, 38.5% indicated drainages were in very good condition and 33.3% of the respondents indicated that the sewage and waste disposal facility is bad, this is also corroborated by the observation as shown in figure 1 below

Table 4. Staff Quarters' Housing Condition at the University of Ilorin

S/N	Variables	Conditions				
		Very Good	Good	Fair	Bad	Very Bad
A	Foundation	9 (7.7%)	62 (53%)	38 (32.5%)	5 (4.3%)	3 (2.5%)
	Floor	18 (15.5%)	51 (43.6%)	39 (33.3%)	7 (5.9%)	2 (1.7%)
	Wall	16 (13.7%)	43 (36.8%)	56 (47.7%)	1 (0.9%)	1 (0.9%)
	Window	21 (17.9%)	69 (59.1%)	15 (12.8%)	7 (5.9%)	5 (4.3%)
	Door	32 (27.4%)	33 (28.2%)	29 (24.7%)	18 (15.4%)	5 (4.3%)
	Ceiling	39 (33.3%)	50 (42.7%)	19 (16.4%)	7 (5.9%)	2 (1.7%)
	Roof	29 (24.8%)	38 (32.5%)	41 (35%)	5 (4.3%)	4 (3.4%)
B	Water Supply	31 (26.5%)	52 (44.4)	24 (20.7%)	7 (5.9%)	3 (2.5%)
	Road	11 (9.4%)	21 (17.9%)	59 (50.4%)	16 (13.7%)	10 (8.6)
	Drainage	45 (38.5%)	31 (26.5%)	19 (16.3%)	15 (12.8%)	7 (5.9%)
	Electricity	21 (17.9%)	58 (49.5%)	32 (27.4%)	5 (4.3%)	1 (0.9%)
	Sewage/waste disposal facility	7 (5.9%)	25 (21.5%)	31 (26.5%)	39 (33.3%)	15 (12.8%)

Source: Authors' fieldwork (2024)



Figure 1. Waste Disposal in the Study Area

Source: Authors' fieldwork (2024)

3.4. Maintenance Procedure and Level of Management Responsiveness at the University of Ilorin Staff Quarters

The Estate managers of the staff quarters in the university were interviewed to investigate the types of maintenance procedures adopted in the study area. It was revealed that the university only engaged in Corrective maintenance due to the nature of the funding for that purpose. On the responsiveness level of the Staff Quarters Management to maintenance problems, Figure 2 shows the responsiveness of the staff quarters management to maintenance requests. It reveals that 40.2% of the respondents are very unsatisfied with the responsiveness of the staff quarters management to maintenance requests, 29.1% indicated satisfied with the responsiveness of the staff quarters management to maintenance requests, 26.4% indicated very unsatisfied with the responsiveness of the staff quarters management to maintenance requests and 4.3% revealed that they are satisfied with the responsiveness of the staff quarters management to maintenance requests.

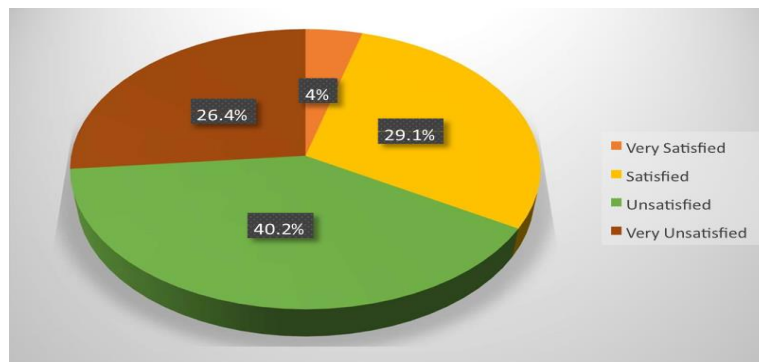


Figure 2. Responsiveness of the Staff Quarters Management
Source: Authors' fieldwork (2024)

4. CONCLUSION AND RECOMMENDATIONS

The study concluded that, the majority of respondents in the staff quarters reside in bungalows, indicating that bungalows are the predominant housing typology at the University of Ilorin. This information can guide future planning and allocation of housing units. Also, the socio-cultural background of the residents reveals a diverse community, with variations in gender, age, religion, and educational qualifications. Understanding these demographic characteristics is crucial for creating an inclusive and supportive living environment. The assessment of the housing condition highlights the need for attention to facilities maintenance and improvements in infrastructure especially sewage and refuse disposal facilities.

Periodic assessments of the housing condition should be conducted, and necessary upgrades and renovations should be planned and executed accordingly. This includes addressing issues related to infrastructure, utilities, and amenities to ensure that the housing facilities remain modern, functional, and comfortable. The University of Ilorin should develop a comprehensive maintenance policy specifically tailored to the staff quarters. This policy should outline routine maintenance procedures, establish clear responsibilities, and emphasize the importance of regular checks to ensure the timely identification and resolution of maintenance issues.

Establishing a resident representative council or committee can facilitate effective communication and collaboration between the staff quarters management and residents. This platform can serve as a forum for discussing concerns, sharing ideas, and working together to enhance the living experience in the staff quarters.

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