

## POST OCCUPANCY EVALUATION OF PRIVATIZED STUDENTS' HOSTEL CASE STUDY OF FEDERAL UNIVERSITY OF TECHNOLOGY, AKURE

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### ABSTRACT

The establishment of sustainable housing with commitment to ease out the problem of accommodation for the over increasing students' enrolment in Nigeria Tertiary Institution was embraced by salvaging the distress system with privatized hostels. The aim of this paper is to evaluate the quality of student residential environment in privatized hostels at Federal University of Technology, Akure. The study used/uses a simple random sampling and collected data from privatized hostels around FUTA on; water supply, power, surrounding facilities, pollution, etc. Majority of the respondents indicated dissatisfaction in most of these facilities with only satisfaction in low crime rate and available toilet facilities. The drastic reduction in generator usage was commendable and the paper recommended that power supply should be boosted with environmentally safe energy. In conclusion, for the present students' admission to match residential hostels, privatized hostels are inevitable but all their facilities should be improved in order to facilitate good living learning environment for students comfortability.

Key words-Post Occupancy, Privatized, evaluate students' Hostel, environment, pollution dissatisfaction.

### INTRODUCTION

The continuous increase in students' admission in tertiary institution without the commensurate increase in hostel accommodation provision had resulted in the inability to provide adequate bed spaces to the growing population. Unaegbu (2001) survey of cross section of students population and staff show that 79% of the respondents had attributed the problem of this housing to yearly increase students admission without corresponding increase in infrastructure (housing) 13% attributed it to poor university administration and 8% were of the opinion that the university funding should be managed was to manager to accommodate students' housing Programme.

With rapid expansion of student population, it becomes impossible for government to continue the funding of tertiary education all by itself and for sustainable education, the governments therefore introduce a cost sharing policy. The objectives of the policy were to expand participation in burden of higher education and also to make beneficiaries of higher education as partial contributors to its cost including their accommodation (Ishengoma 2004). hence government will only maintained the already built hostels without increasing the bedspaces while the policy gave opportunities to private investors and estate managers to acquire land and build private hostels for students without campus accommodation

and establish such at walking distance to their campuses rather than rented apartment at considerable distances.

Consequently, this paper considers the post occupancy evaluation of the private hostels as it affects Federal University of Technology Akure.

### **Literature Review**

Ubong (2007) was asking whether “Hostel Accommodation in tertiary Institution: To be or not to be” He observed that hostel accommodation in tertiary educational Institutions has not been receiving adequate attention in the past. In his analysis, students population was rapidly increasing while infrastructural amenities were declining in supply and their housing stock depreciating. The Federal Government increased the rents of students’ hostels within campuses so that it could be economically viable to private managers while the university administrators would be freed from the problems associated with them. The government also proposed that students would also use off campus accommodations in the immediate vicinity of their institution as provided by private investors. The paper then reviewed the world residential housing whether truly the university immediate communities’ accommodation could cope with the student accommodation problem. In the investigation of average floor per space per square metre per person, the following results were discovered: Toronto, Canada, 41.1, Cologne, Germany 34.0, Moscow, Russia 19.2; Lagos, Nigeria 5.5 and Bombay, India 3.5, the paper revealed that housing problems are general throughout the world. This arose from population increase and Nigeria housing problem is in shortage of residential houses and students accommodation in off campus hostels in their immediate communities will only add to the problems of such location. The paper concluded that

government should be cautious and slow in implementation of privatization of students accommodation but all stakeholders should be guided with objectivity and realistic solutions.

Asare-Kyura, L, Appienti, W. A. Furkuoh, S. K. and Osei, A.(2012) based their research on financial analysis of private hostels. In their financial analysis of private hostels at Knust campus, Ghana, it could be realized that with 20% discounting factor none of the private hostels is viable to recoup the amount invested within 30 years but when the discounting factor was reduced to 12 percent three out of the four hostels became worthy of investing. In 2007, official charges of bank interest rate does not make investment on private student accommodation viable Government intervention in its reduction was necessary for a realistic promotion of university accommodation or else high rents will be detrimental to students to occupy those hostels and if not positively resolved most of the indigent students would be thrown back to on campus accommodation to create congestion.

The author concluded that the challenge had been high interest rate acquired by hostel providers whose effort on private sector accommodation provision was less viable and less sustainable. This had negatively affected the standard of the hostels and the rent charges had become burden for average students and their parents or guardians.

Aguda (2005) researching into the Management of privatized students’ Hostels issues problems and prospects suggested that there was need for financial planning for privatized students hostels in meeting the necessary needs and anticipations and also for the estate to conform to expected economic benefits. Plan should be put in place for checking illegal multiple occupations that is responsibility for overstressing the services provided, which led to the constant

breakdown and also failure also for supply of other relevant services. Checking in of students is by application form, letter of admission and a simple lease agreement to be signed by parents or guardians.

The covenant between the landlords and students are in most cases enforced by an estate surveyors who make sure that they, the students, comply with period of tenancy, payment of rents, restriction as to the assignment, subletting of bedspace, control of advertisement, decorations, repairs, adequate assurance of hostels etc.

The author concluded that prompt decisions should be taken when necessary and should not be delayed and there should be interaction with students in matter touching their welfare and corporation. Cordial relationship must be encouraged between parties concerned and in case there is drawback friction or chaos will manifest.

#### **AN OVERVIEW OF URBANIZATION AND INFRASTRUCTURAL DEVELOPMENT OF AKURE**

Akure is the capital of Ondo State in Nigeria. it is a medium urban centre located on latitude  $7^{\circ}15'$  North of the Equator and  $5^{\circ}15'$  East of Greenwich Meridian. The city is 370m meters above sea level and situated at about 450km North of Lagos. The various residential quarters in Akure were organized on compound basis which later paved way to modern buildings. The circulation routes (Although now moderlinsed and upgraded) were narrow, crooked and lack required building setbacks. As a result of the dearth of effective road network and narrow width of most urban roads, increasing volume of vehicular traffic has translated into occurrence of traffic congestion particularly at Oja-Oba, Oke-Aro junction, NEPA, Ijomu and Hospital Road (Bobadoye and Fadamiro, 2006). AKure receives peoples daily from

Owo, Ado-Ekiti, Benin, Ondo, Ikare, AKungba, Ilara mokin and other parts of the country, that come to carry out commercial activities while some eventually settle down there and increase the population. The settlement witnessed a remarkable demographic change since 1976 mainly as a result of migration within the region which led to rapid land use transformation from earlier traditional pattern of the pre-colonial land use to modern and complex land use pattern as described by the multiple nuclei theory (Adebiyi 2007). As a result of migration, uncontrolled urban sprawl is noted along Owo, Ado-Ekiti, Ilesha, Ondo and Idanre roads. The estimated rate of population growth in 1952 to 2013 is as shown in table 1 a and b below:

On Infrastructural development, Fawehin and Iremiren (2002) revealed that the city was not connected with water mains and 76.7% of its population depend on well dug and funded by private individuals 65% depended on Power Holding Company of Nigeria (PHCN) and 45% depended on kerosene, movement are most intense at its core particularly in distance of three kilometer radius of circle enclosing the cultural land mark (Oba's palce and Oja-Oba) and investigation revealed that 6.3% of the roads experienced heavy traffic, 2.8% fairly traffic, 65.5% experienced light traffic while only 31% experienced very light traffic (Bobadoye and Fadamiro, 2006). However recently this has changed tremendously. Generally speaking, the true position of urban infrastructural development was well explained by Egunjobi (1988), he described the condition of Nigerian Urban resident to be plagued with myriad of problems which encompass inadequate supply of shelter, water, energy, waste disposal, transportation, security etc, which all negatively affected the operation of his business and has to rely less on

government and thereby working his various appropriate solution ranging from individuals to communal efforts in provision of services and utilities or rely on commercialized services and infrastructure.

The state of amenities and infrastructural services in the study area is not different from Eginjobis observation even after 25years of his observation.

**TABLE 1<sup>A</sup>: AKURE POPULATION ESTIMATE FROM 1952-2007**

<b>YEAR</b>	<b>POPULATION</b>
1952	38,852
1956	43,958
1960	49,734
1964	56,269
1968	63,663
1972	72,028
1976	81,493
1980	92,201
1984	104,316
1988	118,023
1991	239,124
2000	231,636
2003	351,460
2007	395,571
2008	409,416
2009	423,746
2010	438,597
2011	453,927
2012	469,815
2013	486,259

Source: Authors' Projection

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Source: J.K. Adebisi (2006), calculated with 2.5% growth rate from 1952-1991 and 3% growth rate from 2,000.

From the above projection Akure population estimate from 2007-2013 is as shown in table 1<sup>B</sup>, calculated with 3.5% growth rate from 2008.

**METHODOLOGY**

The privatized hostels were located at the surrounding of both north and south gates of Federal University of Technology, Akure and the scope of studies was 2km radius of circle from the centre of each gate. Two hundred questionnaires, each made up of 31 questions with two to five option of closed ended answers, were administered by trained National Diploma students of Rufus Giwa Polytechnic, Owo as research assistants while the authors acted as supervisors. Twenty five percent of the questionnaires were administered at the North gate and seventy five percent at the south gate depending on proportion of the hostels. The questionnaires were selected by simple random sampling on one respondent for a private hostel. It consisted questions on elements such as sanitation pollution, environment, set backs, accommodation density, available toilets, water and energy supply, security etc that paved way for the comfortability of the hostels' users. The data analyzed and complemented by interviews and observations were collated.

**DATA ANALYSIS AND PRESENTATION**  
**CATEGORIZATION OF HOUSES**

**Table 2: CATEGORIZATION OF HOUSES**

House type	Frequency	Percentage (%)
Purposely Built	114	57
Converted	40	20
Mixed Used	24	12
Others	2	1

Sources: authors (Field) survey, 2013

The privatized hostels examined had about 114(57%) of purposely built 40(20%) converted, 24(12%) mixed and others 2(1%). This development made positive impact on Federal University of Technology, AKure and develop the area to urban sprawl.

**ACCOMMODATION DENSITY**

**Table 3: ACCOMMODATION DENSITY**

Person per room	Frequency	Percentage (%)
1-2	112	56
3-4	59	29.5
5-6	9	4.5
Above 7	20	10

Source: Authors (field) survey, 2013

The number of people living in the hostels could be analyzed as follows: 112(56%) were living in 1-2persons per room, 59(29%) were living 3-4persons per room, 9(4.5%) were living in 5-6 per room and 20(10%) were living above 7person per room. This shows that the control of person per room is getting improvement. An effort to make it sustainable is recommended.

**SOURCES OF POWER SUPPLY**

**Table 4: SOURCE OF ENERGY SUPPLY**

Power supply	Frequency	Percentage %
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PHCN	83	41.5
PHCN & Charged Lamp	75	37.5
PHCN & Lantern	29	14.5
PHCN & Generator	10	5.0
Generator	3	1.5

Source: Authors (Field) survey 2013.

Electricity from the public mains was supplied to the hostels for usage, and for electrical illumination, about 83(41.5%) of energy was supplied directly from PHCN, 75 (37.5%) from PHCN and charged lamp, 29(14.5%) from PHCN and lantern, 10(5%) from PHCN and Generator and 3 (1.5%) from generator. The population of these privatized hostels had increased the housing stock in AKure mega city without the corresponding increase in power supply units, hence consumption per house had been reduced, less effective and inefficient which had affected not only light availability period but also storage facilities which would eventually pollute the air or cause other related environmental hazard.

**SOURCE OF WATER SUPPLY**

**Table 5: SOURCE OF WATER**

Source	Frequency	Percentage %
Wells	153	76.5
Bore holes	33	16.5
Pipe borne water	11	5.5
Streams	1	0.5
Others	2	1

Source: Authors (Field) survey 2013

The major source of water supply is from well with 153(76.5%), 33(16.5%) from bore holes, 11(5.5%) from pipe bore water and 1 (0.5%) from streams. the privatized hostels accommodation mainly draw their water from well as prevalent in AKure city. Tapping under ground water supply through dug wells are used for supplying water to households and “the most

ITEMS	FREQUENCY	Percentage (%)
Taxi	4	2
Personal cars	6	3
Motor cycles	100	50
Trekking	62	31
Others	28	14

important aspect of its water quality is the lining of the pit and covering with slab and finally protected with lid that keeps all contaminations out” (Egunjobi, 1998). Water can be drawn manually or by using hand pumps or electrically driven pump to draw it into an overhead tank.

#### TYPE OF AVAILABLE TOILETS

Table 6: TYPE OF AVAILABLE TOILETS

Type	Frequency	Percentage (%)
WC	108	54
Latrine	46	23
Nearby Bush	31	15.5
Others	15	7.5

Source: Authors field survey 2013

The available toilets were analyzed as 108(54%) for WC, 46 (23%) for latrine, 31(15.5%) for nearby bush and 15(7.5%) for others. From the statement available from Federal Office of statistics (2001), Ede, Ebakpa and Chukuigwe (2007) deduced that occupants of houses with absence of modern toilet facilities use environmentally unfriendly means such as undeveloped parcel of land and water bodies as conveniences. From the above data more than fifty percent of privatized student hostels examined use modern toilet facilities and such would enjoy hygienic and environmentally safe conditioned if they had adequate water supply system.

#### MEANS OF TRANSPORTATION

Table 7: MEANS OF TRANSPORTATION

Source: Authors field survey 2013

In the table above the means of transport and the number of respondents/percentages were indicated. Taxi were indicated as 4 respondents (2%), personal cars 6 respondents (3%), motor cycles 100 respondents (50%), Trekking 62 respondents (31%) and others 28 respondents (14%). Motor cycle had got the highest respondents likely due to its fastness and affordability. Egbu, Kalu and Etusim (2008) The motor cycle as a means of public transport gives fast services because of its flexibility but offer high fares.

#### SUSTAINABILITY OF HOME ENVIRONMENT

The quality of home environment is a function of objectives condition and residents’ attitude and subjective attitude is best represented by residential satisfaction levels. Home quality can be understood through satisfaction levels that residents perceive towards the housing environment over a certain amount of time. It is realized that President are the main users of houses and their response to the environment can be presented by satisfaction levels whether positive or negative and this is later developed to the hierarchical model. According to Pheny (1994) as cited by Nubi and Adegbemile (2007), the only acceptable performance standard to quality is zero defects. If respondent are fairly satisfied, then it means defect exist and there is no quality. The performance standards must be very satisfactory for it to be assessed as quality environment.

**INDIVIDUAL NEEDS**

Table 8: **INDIVIDUAL NEEDS**

Items	Response		
	Very Satisfactory	Fairly Satisfactory	Not satisfactory
Rent Charge	16%	50%	34%
Adequate Parking	12%	59%	29%
Shopping Facilities	21%	55.5%	23.5%
Means of Transportation	7%	77.5%	15.5%

Source: Authors field survey 2013

According to table 8 the following needs had most of their respondents choose fair satisfactory. Adequate parking with 118(59%) shopping facilities with 111(55.5%) means of transportation with 155(77.5%) and rent charge with 100(50%).

Rent charge had the highest respondent with not satisfactory 68(34%). Researching into housing problems of Nigerian urban centers, Bola (2011) as cited by Famutimi and Akinyoyenu came out that the consequences of charging illegal fees and outrageous rents are so severe on tenants. Since this is a competitive market, student should make sure that their prices match the quality of their options.

**ENVIRONMENTAL SETTING AND HAZARD**

Table 9: **ENVIRONMENTAL SETTING AND HAZARD**

Items	Response
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	Very satisfactory	Fairly Satisfactory	Not satisfactory
Set back	11%	10%	79%
Crime rate	58%	24.5%	17.5%
Security police patrol	17%	52%	31%

Source: Authors field survey 2013

In environmental setting and Hazard, crime rate activity was very satisfactory with 58%, security/police patrol was fairly satisfactory with 52% while landscaping and setback of buildings were rated at not satisfactory with 68.5% and 79% respectively. House with inadequate set back can disturb the flow of fresh air into a building and lack of landscaping and green plants around living area allow uncontrollable volume of carbon dioxide in the atmosphere and hence leaving the air unpurified.

**FACILITIES WITHIN BUILDINGS**

Table 10: **FACILITIES WITHIN THE BUILDINGS**

Items	Response		
	Very satisfactory	Fairly satisfactory	Not satisfactory
Building interior finishes	13.55	76.5%	10%
Space Rating	20.5%	64.5%	15%
Kitchen & Fittings	12.5%	66%	21.5%
Water supply	15.5%	72%	12.5%
Toilet facilities	54%	38.5%	7.5%

Source: Authors field survey 2013

In table above the respondents for facilities within the building chose fairly satisfactory except toilet facility with very satisfactory. These facilities were building interior finishes, space rating, kitchen fittings and water supply with 153(76.5%), 129(64.5%),

1322(66%) and 144(72%) rating respectively while toilet facility 108(54%) was fully satisfactory to the respondents. If the installation of toilets are continuously improved by the landlords and combined with adequate running water and positive attitude of students in creating a hygienic living environment this will fortify adequate sanitary disposal and healthy environment within the building.

**POLLUTION LEVEL**

Table 11: **POLLUTION LEVEL**

Items	Response		
	Very Satisfactory	Fairly Satisfactory	Not Satisfactory
Level of Noise Pollution	25%	60%	15%
Level of Air pollution	41%	51.5%	7.5%
Sanitary Disposal	10.5%	66.5%	23%
Refuse Disposal	12.5%	66%	21.5%
Green Scope	12.0%	21.5%	66.5%

Source: Authors field survey 2013

With the exception of green scape /landscaping where the students response was not satisfactory, the fulfillment of pollution free residential environment was null and void but only fairly satisfactory meaning performance standard still contain defects. The residential areas that were not satisfactory with green space consisted of 66.5% of students’ responses which can be dangerous to the environment. With respect to conservation, trees, shrubs and grassing may be used to control erosion, to remove reflection, disastrous winds and pollutant from air. An integration of landscape or green space in residential settlement will invariably create a friendly environment that enhances good living condition of the citizen (Jagboro 2000). This reveal that the need for landscape/green space is

an important aspect of environmental purification for human living

**SURROUNDING COMFORT FACILITIES**

Table 12: **SURROUNDING COMFORT FACILITIES**

Items	Response		
	Very Satisfactory	Fairly Satisfactory	Not Satisfactory
Street Lighting	1.5%	44%	54.5%
Street Accessibility	10%	66.5%	23.5%
Site Drainage	3%	65.5%	31.5%
Well-kept/clean surrounding	13.5%	72.5%	14%

Source: Authors field survey,2013

In table 12 above street accessibility, site drainage and well-kept/clean surrounding were only fairly satisfactory with 66.5%, 65.5%.72.5% as their highest scores respectively. These results shows that certain elements were still lacking in these areas which if made available would surely bring their comfortability to perfection.

**STREET LIGHTING**

From Table 12, the Street lighting was indicated as very satisfactory 1.5%,fairly satisfactory 44% and Not Satisfactory 54.5%, indicative of poorly illuminated street environment The poor street illumination could be inferred from the increase in the housing stock of

the privatized hostels without the corresponding increase in power supply to its urban environment.

#### **SUMMARY**

The summation of all purpose-built, converted, mixed use and other houses built for privatized hostels had given insight that much development had been accomplished in the urbanization of FUTA environment which should had been either occupied by forest or urban sprawl. The density of 1-2 persons per room could be adopted but students with 3-4 persons per room and others should be controlled from abnormal squatting to give room for humane living.

The drastic reduction in the use of generators was commendable since this minimized air pollution but public and private power supply should be boosted through environmentally safe energy, such as solar energy powered facilities.

The consumption of atmospheric carbon dioxide and purification of air through green trees, grass and landscaping elements should be encouraged for building a friendly and lively environment. The problem of pollution through refuse disposal can be solved by collecting the solid waste and transferring them to where they are sorted into paper, metal, plastic, etc. and then re-cycled for re-use which will consequently create an hygienic environment, save from uncontrolled disposal of solid waste which is harmful to atmosphere and underground water.

Again plants and inorganic wasters, sewages (septic tank) and other form of biomass can be converted to biogas by bacterial and chemical processes and the transformed matter is used for cooking and the residue can be resold and used as fertilizer. These processes have helped in tackling urban debacles and problems and have converted them from waste to wealth.

The crime rate was low and very satisfactory which was responsible for less police and security patrol but the “not satisfactory” trait of street lighting should be greatly improved to discourage the shady deals of marauders.

The water supply to the privatized hostel for domestic use and drinking were through wells sand they were sunk in various localities at varying depth depending on the underground water level. Those wells should be tested against heavy metals (Ni, Zn, Co, Pb, etc), chlorides, sulphates, contamination from pesticide that are washed and sunk into the ground after usage, and pathogenic bacteria that resulted from inadequate distance between latrines and wells. Each case should be appraised and treated in conformity with the World Health Organization (WHO) specification for drinkable Water.

#### **CONCLUSION**

From this research work, the comfortability of privatized students’ hostels needed to be improved from time to time to facilitate good learning environment and enhance urban infrastructural development that would exterminate shums and embrace food townscape, for present admission and skill development to be sustained, privatized students hostels is inevitable.

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