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The Impact of Tertiary Institution on Property Rental Value: A Case Study of Fatara Community, Azare, Bauchi State

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Abstract

This study seeks to examines the impact of tertiary institutions on property rental values in F community Azare, Bauchi, Bauchi State. The presence of tertiary institutions often influ the socio-economic structure of surrounding communities by increasing housing der changing land use patterns, and affecting rental prices. Primary data were collected th structured closed-ended questionnaires administered to landlords, tenants, and estate a within the study area, while secondary data were obtained from relevant publication property records. The data were analyzed using descriptive statistical tools such as frequ tables and mean scores. The findings revealed that the existence of tertiary institutions in F community has significantly increased the demand for rental accommodation, leading to h property values and rapid urban development. The study also found that proximity t institution, accessibility, and the availability of basic amenities as key factors influencing variations in the area. The study concludes that tertiary institutions contribute positive property market growth in Fatara community by stimulating demand and enha infrastructural development. It recommends that property developers and investors advantage of the increasing demand for rental housing near tertiary institutions, while planners and government agencies should ensure proper planning and infrastructure prov to sustain balanced development.

Keywords: Rental value, tertiary institution, rental prices

Introduction

O'Flaherty (2018) opined that tertiary institution is a magnet in the metropolitan area that attracts people and economic activity towards it. In recent time the Nigeria government has shown strong commitment to the growth of higher education sector by the establishment of more institutions especially Universities and the liberalization of its ownership. While this is the focus of the government little or no attention is given to the provision of accommodation in the Universities to meet the rising student population. As a result of this majority of the student population take solace in the rental market for alternative accommodation. The demand has resulted in the establishment of niche market because student's market especially appears to be robust. Hence, Peacocke (2019) opined that the major characteristics of student's demand is that it monopolizes the market thereby reducing supply to other tenant groups. For instance, majority of students' populations of the federal university of health science, Bauchi State are living in privately rented accommodation. The result of this is sharp increases in rent since the available housing accommodation even in the rental market are not enough to meet the demand. In the past, houses were completed by landlords or property investors, but today, students struggle to make payment even when such accommodation are yet to be completed.

In urban terms, magnet represents a concept or metaphor which describes a territory in the metropolitan area which attracts people and economic activity towards it. University can be qualified as magnets since they have the power of attracting many students, schools/faculties and staff as well as business and institutional activities to a specified region in a town. Universities, when acting as a magnet, besides attracting uses that promote urban and economic growth, attracts activities regarded as damaging by particular groups in the society (Anamaria and Melchior, 2017). The second concept used to describe the impact of large land owners such as the polytechnics is the "enclave". A new enclave represents a self-contained place or region of the city, with uses or morphology different from the one of the surrounding neighborhoods (Anamaria and Melchior, 2017).

Statement of the Problem

The growing population of students and university staff in Bauchi has significantly affected the demand for residential properties around Fatara. As a result, rental values have escalated, making it difficult for students and other residents to secure affordable housing (Okonkwo, 2019). Many landlords prioritize student tenants due to their large numbers and willingness to share rooms, leading to displacement of long-term residents and alterations in housing structures (Ajayi & Oladipo, 2020). Despite these changes, there is limited empirical research quantifying the exact impact that FUHSA has on rental values in adjoining areas. Most studies on real estate pricing in Nigeria focus on major cities like Lagos and Abuja, leaving out smaller urban centers such as Bauchi

(Adebayo, 2022). Additionally, there is a lack of structured policy interventions to manage housing affordability in university communities. This study aims to bridge this research gap by analyzing rental value trends, identifying key influencing factors, and assessing the socio-economic effects of rising rental costs on landlords and tenants.

Research Questions

This study seeks to answer the following key research questions:

1. How has the establishment of FUHSA influenced the rental values of adjoining residential properties?
2. What are the primary factors contributing to changes in rental prices in study areas?
3. What are the socio-economic implications of changing rental values on landlords and tenants in the affected areas?

Aim and Objectives of the Study

The aim of this study is to determine the impact of tertiary institution on property rental value in Fatara community, Azare, Bauchi State, Nigeria. The specific objectives include:

1. To analyze rental value trends in residential properties surrounding Fatara community over the past decade.
2. To identify the key determinants of rental price fluctuations in tertiary institution on property value in Fatara community Bauchi State
3. To assess the socio-economic impact of rising rental values on both landlords and tenants.

Justification of the Study

The establishment and expansion of tertiary institutions have significant socio-economic implications for their host communities, one of which is their influence on property rental values. In Fatara community, Bauchi State, the presence of FUHSA has brought about remarkable changes in land use patterns, housing demand, and property market dynamics. However, there is a limited understanding of how these changes specifically affect rental values in the area. This study, therefore, becomes justified as it seeks to bridge this knowledge gap by assessing the extent to which the tertiary institution contributes to variations in property rental prices within Fatara and its surrounding neighborhoods.

Scope of the Study

This study focuses on investigating the impact of the establishment of a tertiary institution on property values in Fatara, a community in Azare Bauchi State, Nigeria.

Impact of Tertiary Institutions on Property Values

The influence of tertiary institutions on surrounding property values has been documented in several parts of Nigeria. Dabara et al. (2019) examined neighborhoods around Federal Polytechnic Ede and found a consistent rise in rental prices correlating with student enrollment

growth. Property owners increasingly converted their residential buildings into rental units targeting students. Similar findings were presented by Akinyode et al. (2015), who studied the case of Ladoke Akintola University of Technology in Ogbomoso. Their research demonstrated how the surge in student population drastically increased housing demand, leading to the emergence of new housing clusters, informal property developments, and rising rental rates.

Property development around tertiary institutions often experiences spatial transformation and gentrification. In Akure, the establishment of the Federal University of Technology led to the development of previously underdeveloped neighborhoods such as Obanla and FUTA South Gate, with land values multiplying within a decade. According to findings from Bassey and Olapade (2024), property investment in studentified neighborhoods is primarily driven by four factors: high demand for student housing, return on investment (ROI), institutional influence, and the speculative nature of land use conversion. Their study on purpose-built student accommodation (PBSA) showed a direct connection between investor perception and sustained appreciation of rental income in such locations.

In Rufus Giwa Polytechnic, Owo, a case study revealed that private rental housing absorbed over 70% of the student population due to limited on-campus facilities. The resulting pressure on housing led to an upward shift in rent prices, though concerns were also raised about declining quality of living and tenant exploitation (NairaProject, 2023). These findings indicate a dual impact: while property owners benefit economically, students and low-income residents may face affordability challenges.

Empirical Review

Empirical research examining the interplay between tertiary institutions and property values in Nigeria has gained traction in recent years, reflecting the increasing awareness of universities as drivers of urban transformation. The available studies provide robust evidence supporting the causal relationship between university-related activities and changes in real estate dynamics, particularly in terms of housing demand, rental values, land appreciation, and investment behavior. Student Population and Rental Value

Dabara et al. (2019) employed regression analysis to investigate the relationship between student population growth and rental values in Ede, Osun State. The study revealed a positive and statistically significant correlation, indicating that increases in student enrollment were strong predictors of rising rental prices. The authors concluded that fluctuations in student numbers directly influence housing demand and, by extension, rent levels—especially in areas with insufficient on-campus accommodation.

Similarly, Adesanya and Enisan (2021) studied Akungba-Akoko (home to Adekunle Ajasin University) and reported a consistent year-on-year increase in both rental and land values after the university's expansion. They observed that rental prices rose by over 45% in less than five years, largely driven by increased student intake and limited housing supply.

Land Value Appreciation Across University Towns

Akinyode et al. (2015) conducted a **comparative analysis** of three university towns—Ogbomoso (LAUTECH), Ilorin (University of Ilorin), and Ado-Ekiti (Ekiti State University)—and found statistically significant increases in land and property values within a 5-kilometer radius of the institutions. Their study confirmed that the establishment of a tertiary institution often **acts as a growth pole,** stimulating both formal and informal real estate development.

Moreover**, Ogunleye and Odewumi (2020)** examined spatial patterns of property value change in Ilaro, Ogun State, following the expansion of the Federal Polytechnic. They found that property values were highest in neighborhoods directly adjacent to the institution, further supporting the Magnet Theory.

Investment Behavior and Market Dynamics

Bassey and Olapade (2024) utilized **survey data and factor analysis** to examine the investment behavior of real estate developers in student housing markets across Southern Nigeria. Their findings highlighted three dominant factors influencing investment decisions:

- **Institutional credibility** (reputation and sustainability of the institution),
- **Student population volume**, and
- **Expected rental yield**.

The study emphasized that private developers are highly responsive to perceived demand and financial return, often favoring locations with predictable student enrollment and stable institutional governance.

In a similar vein, **Nwogu and Chukwuma (2022)** identified **accessibility, security, and tenancy turnover rates** as critical criteria for landlords investing in university towns. Their research in Nsukka showed that short-term tenancy cycles—driven by academic calendars—were perceived as both a risk and an opportunity for income maximization.

Policy Implications

The growing body of empirical research provides a strong basis for **evidence-based policy formulation** in the areas of urban planning, housing development, and infrastructure provision. These studies collectively suggest that:

- **Strategic zoning and land use regulation** are essential to manage speculative land grabbing.
- **Incentives for affordable student housing** can mitigate displacement and housing stress.
- **Integrated planning between universities and local governments** can align infrastructure growth with population changes.

Data presentation and analysis

Background/General Information of the Respondents

Table 1: Age Distribution of Respondents

Age Group	Frequency	Percentage (%)
Under 25	15	16.3%
25–34	34	37.0%
35–44	23	25.0%
45–54	13	14.1%
55 and above	7	7.6%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The majority of respondents fall within the 25–34 age group (37.0%), followed by 35–44 (25.0%). This shows that most participants are in their economically active years, likely to be involved in rental activities either as tenants, landlords, or agents.

Table 2: Gender Distribution of Respondents

Gender	Frequency	Percentage (%)
Male	55	59.8%
Female	36	39.1%
Prefer not to say	1	1.1%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: Table 2 presents the gender composition of the 92 respondents in the study. The data shows that: **Male respondents account for 55 individuals,** representing **59.8%** of the total sample**. Female respondents' number 36,** making up **39.1%** of the sample. Only **1 respondent (1.1%)** chose not to disclose their gender.

Table 3: Occupation of Respondents

Occupation	Frequency	Percentage (%)
Landlord	28	30.4%
Tenant	52	56.5%
Property Agent	12	13.0%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The 30.4% landlord representation is significant, as it allows for meaningful insights into how property owners perceive and respond to rental market dynamics influenced by the tertiary institution. Property agents, though the smallest group (13.0%), are still

relevant. They act as intermediaries and often have a broad perspective on rental trends, tenant behavior, and pricing strategies in the area.

Table 4: Duration of Stay in Fatara community

Years in Fatara community	Frequency	Percentage (%)
Less than 1 year	5	5.4%
1–3 years	18	19.6%
4–6 years	24	26.1%
More than 6 years	45	48.9%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The data shows that **nearly half (48.9%) of the respondents have lived in Fatara for over six years,** indicating that a significant portion of participants have long-term familiarity with the area. This is valuable because it means these respondents are more likely to have observed **gradual changes in the housing market**, especially before and after the establishment of the tertiary institution.

Table 5: Type of Residence

Type of Residence	Frequency	Percentage (%)
Self-contained	16	17.4%
1-bedroom flat	19	20.7%
2-bedroom flat	27	29.3%
3-bedroom flat	20	21.7%
Single room	10	10.9%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The data indicates that 2-bedroom flats are the most preferred type of residence among respondents in Fatara. This could be due to a balance between affordability and space, especially for small families or individuals sharing accommodation—possibly students or workers. The high occupancy of 3-bedroom flats (21.7%**)** also suggests demand for larger living spaces, potentially by families or groups of tenants. Together, 2- and 3-bedroom units make up over **50%** of the residences, showing that multi-room apartments dominate the housing landscape

Influence of the Tertiary Institution on Rental Values

Table 6: Awareness of the Institution's Establishment

Response	Frequency	Percentage (%)
Yes	89	96.7%
No	3	3.3%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The results show that **almost all respondents (96.7%) are aware o**f the presence of a tertiary institution in Fatara. This high level of awareness suggests that the institution is a **significant and well-known development** within the community, likely due to its **visible physical presence, influence on local economic activities,** and **impact on the housing market.**

Table 7: Effect of Institution on Rental Values

Response	Frequency	Percentage (%)
Strongly increased	42	45.7%
Slightly increased	31	33.7%
No change	13	14.1%
Slightly decreased	4	4.3%
Strongly decreased	2	2.2%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The majority of respondents (79.4% combined) perceive that the presence of the tertiary institution has led to an increase in rental values—with nearly half of the respondents indicating a strong increase. This suggests a clear positive impact of the institution on the demand and pricing of residential properties in the study area.

The perception of no change by 14.1% of respondents might reflect those who either live or operate in areas less affected by the institution or those whose rental prices have remained stable for other reasons.

Table 8: Current Rental Values Compared to Before

Response	Frequency	Percentage (%)
Much higher	38	41.3%
Slightly higher	32	34.8%
About the same	14	15.2%
Slightly lower	5	5.4%
Much lower	3	3.3%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The data reveals that a majority (76.1%) of respondents perceive current rental values to be higher than before the institution was established, with a significant portion (41.3%) noting a substantial increase. This confirms that the tertiary institution has been a strong factor driving rental price inflation in the study area. The 15.2% who observe no change might include those who live in less affected areas or whose property types haven't experienced notable price shifts

Table 9: When Rental Changes Were Noticed

Response	Frequency	Percentage (%)
Immediately	36	39.1%
1–2 years later	27	29.3%
3+ years later	15	16.3%
No noticeable change	14	15.2%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The data indicates that most respondents (68.4%) observed rental price changes within the first two years of the institution's establishment. This suggests that the impact on the housing market was relatively swift, reflecting increased demand for accommodation as students and staff began to settle in the area. A smaller group (16.3%) noticed changes more gradually, which could be due to factors such as phased development of the institution, gradual population growth, or delayed market reactions. The 15.2% who reported no noticeable change may represent respondents in areas less influenced by the institution or those who did not track rental trends closely.

Factors Contributing to Rental Price Changes

Table 10: Contributing Factors *(Multiple responses allowed)*

Factors	Frequency	Percentage (%)
Increase in student population	74	80.4%
Higher demand for student accommodation	69	75.0%
Improved infrastructure	48	52.2%
Speculation by landlords	51	55.4%
Increase in commercial activities	42	45.7%

Source: Field Survey (2025)

Interpretation: Table 10 presents the various factors that respondents believe have contributed to changes in rental prices in the study area following the establishment of the tertiary institution. Since respondents could select more than one factor, the percentages are based on the total number of respondents (92), not total responses. The most frequently selected factor was the increase in student population, identified by 74 respondents, which accounts for 80.4% of the total. This shows that a large majority of the participants believe

that the growing number of students in the study area are the major driver behind the rising demand for housing and, consequently, the increase in rental values.

Table 11: Increase in Demand for Rental Properties

Response	Frequency	Percentage (%)
Yes	72	78.3%
No	12	13.0%
Not sure	8	8.7%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The large majority (78.3%) affirm that there has been a significant increase in the demand for rental properties since the establishment of the tertiary institution. This strongly supports earlier findings that point to rising rental values and increased pressure on the housing market.

The small proportion of respondents who answered "No" or "Not sure" (combined 21.7%) may represent individuals in parts of Fatara that are less affected by the institution's presence or those who are not closely involved in property matters.

Table 12: Primary Tenants Now

Response	Frequency	Percentage (%)
Mostly students	46	50.0%
Mostly workers	15	16.3%
Mixed	25	27.2%
No change	6	6.5%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: Half of the respondents (50.0%) stated that students have become the primary tenant group, indicating a substantial shift in the rental market toward student occupancy. This confirms that the establishment of the tertiary institution has directly influenced tenant demographics, reshaping housing demand in the area. The 27.2% who reported a mixed tenant population suggest that while students dominate, there is still a significant presence of non-student renters (such as local workers and families), maintaining a degree of diversity in the housing market.

Table 13: Changes in Housing Quality or Quantity

Response	Frequency	Percentage (%)
Improved housing quality	33	35.9%
More units built	29	31.5%
No significant change	21	22.8%
Decline in quality	9	9.8%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The results indicate that the majority of respondents have perceived positive changes in the housing sector following the establishment of the institution. Specifically, 35.9% noted improvements in housing quality, such as better construction standards, amenities, or maintenance, while 31.5% observed an increase in the quantity of available housing, likely in response to the rising demand from students and staff.

Together, these two responses account for over two-thirds (67.4%) of the sample, suggesting a substantial transformation of the housing market in the study area to meet the new demand created by the institution.

However, 22.8% observed no significant change, possibly indicating areas where development has been slower or unchanged. A small proportion (9.8%) reported a decline in housing quality, which could be due to overcrowding, overuse of older buildings, or landlords neglecting property maintenance in the face of constant demand.

Socio-Economic Implications for Landlords and Tenants

Table 14: Landlords – Effect on Income

Response	Frequency	Percentage (%)
Yes, significantly	19	20.7%
Yes, slightly	22	23.9%
No change	12	13.0%
Income decreased	3	3.3%
Not applicable	36	39.1%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: Table 14 presents the responses regarding how changes in rental values have affected **landlords' income** in Fatara since the establishment of the tertiary institution. Although all 92 respondents answered, only a portion of them are landlords; the rest selected "Not applicable."

Table 15: Tenants – Effect on Living Condition

Response	Frequency	Percentage (%)
Much improved	8	8.7%
Slightly improved	10	10.9%
No change	16	17.4%
Slightly worsened	29	31.5%
Much worsened	18	19.6%
Not applicable	11	12.0%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: A majority of tenants (51.1%) reported worsened living conditions due to increased rents, indicating that the benefits of rising property values are not equally distributed.

Table 16: Rental-Related Challenges

Challenges	Frequency	Percentage (%)
Difficulty affording rent	51	55.4%
Displacement from residence	21	22.8%
Need to share accommodation	18	19.6%
No challenges	14	15.2%

Source: Field Survey (2025)

Interpretation: Table 16 outlines the specific **challenges tenants face** as a result of rising rental values in Fatara, following the establishment of the tertiary institution. Respondents were allowed to select more than one option, so percentages reflect how many identified each challenge out of the total 92 respondents.

Table 17: Effect on General Cost of Living

Response	Frequency	Percentage (%)
Yes – significantly	47	51.1%
Yes – slightly	28	30.4%
No change	10	10.9%
Don't know	7	7.6%
Total	**92**	**100%**

Source: Field Survey (2025)

Interpretation: The majority of respondents (over 81%) perceive that the presence of the tertiary institution has led to an increase in the general cost of living in the study area, with more than half indicating a significant rise. This suggests that rising rental values are likely contributing to broader inflationary pressures in the local economy, affecting not only housing but also other goods and services.

Only a small fraction (10.9%) reports no change, while a minority are uncertain. The data clearly illustrates that the impact of the institution extends beyond property rentals, influencing the overall economic environment and potentially increasing the financial burden on residents.

Conclusion

The establishment of the tertiary institution has profoundly influenced the rental housing market in Fatara. It has generated a surge in demand, primarily from the student population, which has driven rental values upward. This has provided landlords with greater income opportunities but has imposed significant financial and social hardships on tenants, many of whom now face difficulties in affording housing and maintaining stable living conditions.

Though the institution has positively contributed to infrastructure and economic activities, the accompanying rise in housing costs and living expenses poses challenges that threaten social equity and housing accessibility. The findings illustrate that while economic growth benefits some stakeholders, it also creates vulnerabilities that require balanced and inclusive approaches to urban development.

Recommendations

Given these outcomes, there is a pressing need for targeted interventions. Policymakers should explore rent regulation measures to protect tenants from exorbitant rent increases and promote housing affordability. Efforts to develop affordable housing tailored to the needs of students and low-income residents should be encouraged, involving collaboration between local authorities, the tertiary institution, and private sector developers.

Sustained investment in infrastructure is essential to support the growing population and maintain livable standards. Support services for tenants, such as rental assistance and mediation programs, would help mitigate the social consequences of rising rents and displacement. Additionally, landlords should be engaged through educational initiatives and incentives that promote responsible rental practices and maintenance of housing quality.

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