

**HOME OWNERSHIP DETERMINANTS AMONG
WORKERS IN PUBLIC TERTIARY INSTITUTIONS IN
LAGOS STATE, NIGERIA: A BEHAVIOURAL
APPROACH**

BY

ANYAKORA, MIKE IFEANYI

MAY, 2017.

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APPROVAL

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CERTIFICATION

This is to certify that the Thesis:

**HOME OWNERSHIP DETERMINANTS AMONG
WORKERS IN PUBLIC TERTIARY INSTITUTIONS IN
LAGOS STATE, NIGERIA: A BEHAVIOURAL
APPROACH**

Submitted to the School of Postgraduate Studies
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For the award of the degree of
DOCTOR OF PHILOSOPHY (Ph.D.)
is a record of original research work carried out
By

ANYAKORA, MIKE IFEANYI
in the **Department of Estate Management**

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DECLARATION

I hereby declare that I am the sole author of this research project and that it has not been presented by any previous applicant for a higher degree.

I authorise the University of Lagos to lend it to other institutions or individuals for the purpose of scholarly research.

M. I. ANYAKORA

MAY, 2017.

DEDICATION

This work is dedicated first, to the Almighty God, the supreme source of knowledge and power for his miraculous provisions and sustenance throughout the period of this programme; indeed... man does not triumph by his own strength(1 Sam 2: 9 b). Second, to the memory of my late dear ones: Mr. Dennis Chukwuma and Mrs. Maryann Bianuba Anyakora (my late parents) and Lady Bernedeth Chinwe Anyakora (my late sister) who generously supported this academic pursuit until her glorious exist from this world in 2012.

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Mike Ifeanyi Anyakora (Ph.D. Estate Management)

University of Lagos, Nigeria.

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ABSTRACT

This work studied interactive influence of socio-economic, behavioural, and lifestyles variables on home ownership among workers in public tertiary institutions in Lagos State, Nigeria. The population of the study was 10, 285 comprising of all workers in University of Lagos, four thousand three hundred and sixty-eight, Lagos State University, one thousand six hundred and eighty-three, Yaba College of Technology, one thousand nine hundred and ninety-nine, Lagos State Polytechnic, one thousand one hundred and seventy-two, Federal College of Education Technical, five hundred and sixty-five, and AdeniranOgunsanya College of Education, four hundred and ninety-eight. Cross sectional survey design approach was used in this study. A total of 2,058 self-administered questionnaire representing 20% of the sample frame was proportionately drawn from the listed institutions and structured self-administered questionnaire was used to collect primary data. Analysis was based on 1,773 sets of questionnaire accepted after screening. Descriptive and inferential statistical tools were used in analysis. The study established that behavioural, and lifestyle variables are significant predictors of home ownership as humans are “socio-economic-psychological” in home ownership matters. It also found that 80% of workers in public tertiary institutions in Lagos State in Nigeria have home ownership dream and aspire to realize it. However, the major new discovery from this study is that; socio-economic and behavioural variables interact at different total effect values (ranging from -0.011 to - 0.0126) > than direct effect values (ranging from – 0.003 to – 0.022), p- value 0.000 and 95% Confidence Level to influence home ownership. Based on the above revelation, the study developed a Home Ownership Intention Action Schematic Diagram to guide and aid proactive home ownership pursuit efforts. Therefore, the study concluded that socio-economic, behavioural and lifestyle are the variables that determine home ownership not only socio-economic variables as was previously believed. The study recommended inclusion of home ownership studies into educational system of Nigeria in order to increase home ownership rate in the country.

Key words: Behavioural, Home ownership determinants, Public tertiary institutions, Workers.

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A	= Attitude
AHOB	= Attitude towards Home Ownership Behaviour
AN	= Attachment to Neighbourhood
AOCE	= AdeniranOgunsanya College of Education
BI	= Behavioural Intention
BLCB	= Behavioural and Lifestyle Control Belief
BLSNB	= Behavioural and Lifestyle Subjective Normative Belief
EA	= Educational Attainment
FCET	= Federal College of Education Technical
FHA	= Federal Housing Authority
FMBN	= Federal Mortgage Bank of Nigeria
FS	= Family Size
GDP	= Gross Domestic Product
HAB	= Home Ownership Awareness Behaviour
HEB	= Home Ownership Enthusiasm Behaviour
HILDA	= Household Income and Labour Dynamics in Australia
HO	= Home Ownership
HOBB	= Home Ownership Behavioural Belief
HOBI	= Home Ownership Behavioural Intention
IN	= Income
LASPOTECH	= Lagos State Polytechnic
LASU	= Lagos State University
LH	= Landlord Hostility
LS	= Lifestyle
MS	= Marital Status
MTB	= Marital Trust Behaviour
NB	= Normative Belief
NHF	= National Housing Fund
PBC	= Perceived Behavioural Control

PBLC	= Perceived Behavioural and Lifestyle Control
PFMB	= Personal Financial Management Behaviour
PTI	= Public Tertiary Institution
UNILAG	= University of Lagos
REDAN	= Real Estate Developers Association of Nigeria
REIT	= Real Estate Investment Trust
SEM	= Structural Equation Model
SIAM	= Simple Intentional Action Model
SN	= Subjective Norm
TPB	= Theory of Planned Behaviour
TRA	= Theory of Reasoned Action
YABATECH	= Yaba College of Technology