

**EVALUATION OF COOPERATIVE SOCIETIES IN HOUSING
FINANCE IN TERTIARY INSTITUTIONS IN KWARA STATE**

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M.TECH/SET/2019/9721

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JULY, 2023

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**A THESIS SUBMITTED TO THE POSTGRADUATE SCHOOL FEDERAL
UNIVERSITY OF TECHNOLOGY, MINNA, NIGERIA IN PARTIAL
FULFILMENT OF THE REQUIREMENTS FOR THE AWARD OF THE
DEGREE OF MASTER OF TECHNOLOGY (M. TECH) IN ESTATE
MANAGEMENT AND VALUATION**

JULY, 2023

DECLARATION

I, **IBRAHIM, ABDULLAHI TAIYE (M.TECH/SET/2019/9721)** hereby declare that this project titled: “**Evaluation of Cooperative Societies in Tertiary Institutions in Kwara State**” is a collection of my original research work and it has not been presented for any other qualification anywhere. Information from the work of other scholars (published or unpublished) and their contributions here have been duly acknowledged.

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DATE

CERTIFICATION

The thesis titled: “**Evaluation of Cooperative Societies in Tertiary Institutions in Kwara State**” by **IBRAHIM ABDULLAHI TAIYE**, Registration Number: **M.TECH/SET/2019/9721** meets the regulations governing the award of degree of Masters of Technology (M.Tech) of Federal University of Technology, Minna and it is approved for its presentation.

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DEDICATION

This research work is dedicated to Almighty Allah for His infinite mercy, guidance, protection and His blessing throughout the period of my academic programme

ACKNOWLEDEMENTS

My heartfelt gratitude goes to the Almighty Allah, The most Gracious and The Merciful. Alhamdulillah for seeing me through the stages of this project

My sincere appreciation goes to my supervisor Dr. A.I Sule who happens to also be the PG Coordinator for his patience and guidance. My appreciation also goes to the head of Department Ass. Prof (Mrs.) N.I Popoola. I want to also appreciate my lecturers who have taken their time to train and support me through this study; recognizing both teaching and non-teaching staff of the department: Professor Kemiki , Professor M.T.A Ajayi, Professor M.B Nuhu, Dr. N.B. Udoekanem, Dr. (Mrs) Rukaiyat Ogunbanjo, Dr. Jonathan Adama, Mr. David Adoga, Dr. Babatunde Ayoola, Mrs. Foluke Fabunmi, Dr. (Mrs.) Sekinat Abdulkareem, Mr. O.W Raheem, Mallam Hassan Musa, Madam Fati Sarki, Mr Jubril (The Librarian), Mr. Ahmed and Mr Silas.

My profound gratitude goes to my family Alh. & Alh. Ibrahim O. Shehu, Aminat Ibrahim; Rasheedat Ibrahim; Monsurat Ibrahim; Abubakar Ibrahim and the baby of the family Suliat Ibrahim for their prayers and supports. Also to my wonderful wife Mariam Olaide Ajidagba and my lovely Princess Neematallahi Ibrahim thanks so much for your love and being a supporting wife always. I will always cherish you.

My gratitude also goes to my noble colleagues and friends (Esv. Rasheed Ajibade, Esv.Samson Olarewaju) for their undivided assistance, I say thank you. God bless you all. Amen.

ABSTRACT

The contribution of cooperative societies as an informal institution has been lauded by various authors as a vehicle to housing finance. This study therefore seek to evaluate cooperative societies in housing finance in tertiary institutions in Kwara State. The objectives of the study includes to examine the activities of cooperative societies, examine the strategies employed in housing finance and also to determine the success rate of the various strategies. For the purpose of this work, five (5) institutional based cooperative societies were selected and the instrument of data collection was 359 copies of a well-developed questionnaire administered to members and officials of cooperative societies but only 270 copies were properly filled and this formed the basis of generalization. The results indicates the level of participation activities in finance/loan while Kendall's coefficient of Concordance (W) shows that W is 0.760. This means there is a good association in the ranking of activities across the cooperative societies and 0.022 was arrived at as Asymp. Sig which is less than 0.05 level of significance. Success rate of strategies of housing finance in Kwara state is 45.0% based on the five institution selected cooperative societies. Findings also shows that the most challenges faced by cooperative societies are issues of land grabbers, inaccessibility of housing loan from government agencies/bank and low capital base of the cooperative societies. Through the country's annual budget, the government should help cooperative societies enhance their capital basis. That is, large funds should be dedicated to the cooperative society, just as they are to other areas of the economy.

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CHAPTER ONE

1.0 INTRODUCTION

1.1 Background to the Study

Housing is seen as entity that goes beyond the provision of housing. Housing involves the acts of providing shelter and covers the process of producing houses ranges from the acquisition of land for housing development to the sub-division of the layout in which cogizance is taken of all the anillary services and community facilities (Efobi, 2002)

Sulyman (2000) defined housing as a product and a process. Housing refers not only to the shell or structure of the dwelling but their desgn and basic built in equipment, the amount and location of space, the heating, lightning, sanitry and similar facilities. Housing as a process is more than construction it includes the dwelling design, the neighborhood layout, material manufactured and distrib tion, mortgage, finance, city and regional planning, public control aids and enterprises through such things as building and housing codes, mortgage insurance, housing and redevelopment authority (Sulyman, 2000).

Housing is important to man as it plays two major roles in a man's life, economical and social necessity. Economically, housing consitutes an important provision to a nation and socially, houing is seen as a social necessity because good housing enhances healty living which in return influenes human labour productivity. Housing provides shelter, security, comfort and dignity to man (Ademiluyi, 2010).

Given how essential housing is to human well-being, access to housing have been faced with both qualitative and quantitative housing problem. However compared to developed countries, the issues of housing problem is more acute in a developing countries like Nigeria (Sulyman, 2000). In an attempt to provide housing for its citizens, the government

has launched a number of housing initiatives over the years, including the founding of Building Society of Nigeria which has since evolved into Federal Mortgage Bank of Nigeria, the low income housing scheme and the establishment of National Housing Funds in 1991 to pull funds from various sources. However, housing issues have persisted particularly for the nation's public servants (Sani, 2015).

The continued effort of the government in providing adequate housing units have been marred with little impact and progress (Ademiluyi and Raji, 2008; Damola, 2004). This has made government toward shifting from financing, management and responsibility for basic societal needs of the common man through private initiatives. Experience over time has shown that non-availability of cheap and adequate finance have been the main reason why private sector developers often failed at taking up the responsibility of championing the affordable housing provision in the country. (Ayedun *et al.*, 2017).

According to Olujimi *et al.* (2021) posit that the two major institutions through which housing finance could be channeled are formal institutions and informal institutions. The formal sector operates within statutory guidelines provided by the federal Government and the major players of this institution include, Federal Mortgage Bank of Nigeria, Commercial Bank, Specialized Development Banks, Insurance company and Pension/Provident Funds within the country. Their existence has led to failure in addressing the need of the vast majority in the area of home ownership in Nigeria and this is evident from the housing deficit of 17 million presently in Nigeria. This failure has led to the evolution of the informal institution.

The informal institution includes cooperative societies as established throughout the state. The informal institutions comprise of money lender, voluntary savings, personal or family savings and cooperative societies (Ojo and Rotowa, 2017). Various literatures have reported/revealed that cooperative societies are a vehicle to housing finance (Ojo and

Rotowa, 2017; Olujimi *et al.*, 2013; Adedeji and Abiodun, 2012) for low income and medium income earners in achieving their housing needs.

Abdulkareem *et al.* (2020) asserted that quantitative and qualitative housing provision impact positively on the overall wellbeing and work productivity of staff of higher institutions. The contribution of cooperative societies has been lauded by Sani (2015) where he compared the cooperators level of satisfaction with the National Housing Fund (NHF). It concluded that cooperative societies have a higher level of satisfaction than the NHF as rated by the staff of the institution based cooperative societies members. Abdulkareem *et al.* (2020) further stated that cooperative societies play an effective role in housing intervention strategies in the Southwest of Nigeria with the various strategies ranges from specific loans for purchase of land, layout and allocation, provision of special loans for renovation of existing buildings and processing of building and land title documents.

As a result of the failure of the government in making adequate plan in housing provision and failure or inaccessibility of formal institution in providing finance for housing development. Aishatu *et al.* (2021) most public servants in Nigeria have always faced housing issues, either during their tenure or after they retire. This is because the government's mechanism for addressing the housing crisis has not met the expectations. As a result, workers began to look for alternative ways to meet their housing needs. Staffs of tertiary institution has embraced the evolution of informal institution cooperative based institution societies as a way of fulfilling their aspiration of being home owners.

The evolution of cooperative societies in tertiary institution becomes necessary to staff of Kwara State institutions. It is against this background of study that it becomes necessary to evaluate the operation of Cooperative Societies with a view to ascertain their contribution in solving housing finance among members in Kwara State.

1.2 Statement of the Research Problem

Housing finance are highly under-served by formal financial services providers because they either avoid such areas or fail to offer relevant sustainable financial services to the housing finance (Richter, 2011). According to a United Nations report, Nigeria has a housing shortage of about 17 million units, which is far less than the estimate made by the country's former president Yakubu Gowon in 2007 (Yakub *et al.*, 2012). This means that the housing supply in Nigeria today is insufficient despite government efforts through the Federal Housing Authority.

Nigeria insufficient housing supply is mostly caused by three factors: Lack of skilled and experienced trades' people, the challenge of getting land for new building, and the high demand for housing in Nigeria are the three main causes of the insufficient housing supply in Nigeria (Moss, 2004). As the hub around which the industry's wheel rotates, finance is viewed as the key to the supply of mass housing.

In order to fill this demand, the Federal Government founded the Nigerian Building Society in 1956. This organization then changed its name to Federal Mortgage Bank of Nigeria in 1977, with government ownership remaining at 60% and the Central Bank of Nigeria holding the remaining 40%. The Mortgage Bank was tasked with building a thriving mortgage industry in Nigeria and enhancing both the number and quality of housing supply.

The Nigerian housing finance sector has always been unable to accommodate the large number of loan requests from Nigerians. In fact, Nubi (2007) asserts that the mortgage financing sector has never been able to keep up with the strain of credit demands. Also the problem of inadequate capital base for a population of about 160million Nigeria is US\$16million, whereas similar institutions in developing and developed nations with

smaller population and smaller housing needs have an average capital base of US\$158million. For instance as at 2009, Hong Kong Mortgage Corporation Ltd had a capital base of US\$256.86 million while National Mortgage and Housing Corporation of South Africa in 2010 had a base of US\$117.8 million (Uchenna and Kalu, 2016)

The aforementioned makes it evident that financing plays a significant role in the delivery of housing. The government decided to create the first-ever National Housing Policy in 1991 and the National Housing Fund in 1992 with the intention of bolstering the development of a strong housing finance industry in Nigeria. This decision was made in light of the Federal Mortgage Bank appalling performance in meeting the housing needs of the average Nigerian.

Unexpectedly, the National Housing Fund Scheme was only able to realize N19.9 million as of 1992, and this amount only climbed to N5.26 billion in the year 2000 and N24 billion in the year 2007. (Atagher, 2007). This sum represents deductions from the pay of a very small number of private sector employees as well as government personnel. At its estimate, the amount collected was less than 10%. The scheme's funding access has been more of a challenge.

A major issue has been the problem of getting access to the scheme's cash. There is little doubt that due to administrative delays and a lack of loanable cash under the programme the urban poor have not been able to access the monies.

It is for this reason that this study aimed at evaluating the cooperative societies in housing finance in tertiary institutions in Kwara State and also measures the level of satisfaction of members on the impact of the societies in meeting their housing need.

1.3 Research Questions

- i. What are the activities of cooperative societies in the selected tertiary institution in Kwara State?
- ii. What are the strategies of housing finance of the cooperative societies?
- iii. What is the success rate of strategies of housing finance of cooperative societies?
- iv. What is the level of cooperators' satisfaction with the strategies of housing finance of the cooperative societies?
- v. What are the challenges facing cooperative societies in housing finance?

1.4 Aim and Objectives of the Study

The aim of the study is to evaluate the activities of cooperative societies in housing finance in tertiary institutions in Kwara State with the view to enhancing veritable source of housing delivery.

To achieve this, the following objectives are set to;

- (i) examine the activities of cooperative societies in the selected tertiary institutions in Kwara State
- (ii) examine the strategies of housing finance of the cooperative societies in the study area
- (iii) determine the success rate of strategies of housing finance of cooperative societies in the study area
- (iv) assess the level of cooperators satisfaction with the strategies of housing finance of the cooperative societies in the study area
- (v) examine the challenges faced by cooperative societies in housing finance in the study area

1.5 Hypotheses of the Study

In answering the stated research questions in section 1.4, the following hypotheses are formulated and presented below.

- (i) **H₀₁**: There is no statistically significant differences in the activities of cooperative societies in the study area
- (ii) **H₀₂**: There is no statistically significant difference in the strategies of housing finance across the cooperative societies in the study area.
- (iii) **H₀₃**: There is no statistically significant difference in Cooperator's level of satisfaction with strategies of housing finance of the cooperative societies in the study area

1.6 Justification for the Study

Various studies has been carried out by researchers on cooperative societies some of these; Oyalowo (2018) assessed the operations of cooperative societies and the housing provision activities in Lagos State. Similarly, Ibem and Odum (2011) in their study investigated the role of cooperatives in securing land for urban housing in Nigeria.

Sani (2015) evaluated the contributions of cooperative societies in housing finance to workers of tertiary institution in Zaria metropolis and concluded that cooperative societies has a significant effect in provision of housing finance to worker of tertiary institution in Zaria.

Abdulkareem *et al.* (2020) opined that growing demand for university education has led to the gradual elusion from residential housing needs of staff to the development of more

academic facilities and no tangible plan has been made to provide housing for university staff.

This work is necessary at this moment because an evaluation into cooperative societies in tertiary institution in Kwara State have not yet been carried out. It would help to ascertain the various intervention strategies adopted by cooperative societies in housing finance of their members and how successful those intervention has been. This work will also be a great input to the government at all level to make and implement policies on housing finance in order to ameliorate the housing deficits.

This present study will help not only the members and shareholders of the cooperative society but also the government to make and implement policies on housing finance particularly in Kwara State.

1.7 Scope of the Study

The aim of this study is to evaluate the cooperative societies in housing finance in tertiary institution in Kwara State with the view of enhancing a veritable sources of housing delivery.

Kwara state has a federal university, the University of Ilorin, a state university, Kwara State University and seven other privately owned Universities: Al-Hikmah University, Landmark University, Summit University, Crown Hill University, Thomas Adewumi University, Ahman Pategi University and University of Offa. Also, Kwara State has one federal and one state polytechnic which are: Federal Polytechnic Offa and Kwara State Polytechnic, Ilorin. Furthermore, there were three state college of education: Kwara State college of education Ilorin, Kwara State college of education Oro and Kwara State college of education Patigi and lastly, there is one technical college in Offa making all the tertiary institutions in Kwara State to be sixteen (16).

Ilorin Emirate is clearly the fastest growing economic center in the North Central region and in Kwara State (Biola, 2021). Therefore the institution selected were cited within the Ilorin Emirate (Asa, Ilorin East, Ilorin West, Ilorin South and Moro Local Government.

Therefore the focus institutions for the purpose of this research includes, one Federal university (University of Ilorin), one state university (Kwara State University), one privately owned university (Al Hikmah University), one state polytechnic (Kwara State Polytechnic, Ilorin) and Kwara State college of Education.

There are three cooperative societies in University of Ilorin these are, Unilorin Business Cooperative Society, ASUU Cooperative Society and Alburyan Cooperative Society. Kwara State University only have one cooperative society which is called Al-Halal Cooperative Society. Also in Al-Hikmah University there is one cooperative society named Al-Hikmah Cooperative Society. Kwara State Polytechnic have two cooperative societies which are, Kwara State Cooperative Society and At-Taqwa Cooperative Society and in Kwara State College of Education there are two cooperative societies which are Ad-Doman Cooperative Society and Kwara State College of Education Cooperative Society.

In each institutions one cooperatives societies is selected and the selection of the cooperative societies was based on the following reason;

Number of members ; the cooperative societies with highest member, years of existence of the cooperative societies ; Cooperative societies that have been in existence for the last 10 years and Cooperatives societies that is open to all workers of the institution in respective of religion background, ethnic group.

1.8 The Study Area

1.8.1 Historical background of Ilorin

Ilorin is the capital of Kwara State, located in the North Central of Nigeria. It has been the capital of Kwara State since 27th May, 1967. The city derived its name from an ancient stone which was called “Okuta Ilo Irin” (meaning; stone used for sharpening iron) which was later changed to “Okuta Ilorin”.

1.8.2 Geographical location and climate

Ilorin is located at latitude 8° 30'N and longitude 4° 33'E at an average altitude /elevation of about 290 metres. Ilorin climatic condition is of two distinct seasons, rainy season and dry season is being experienced every year. It has a mean annual rainfall of 1454 mm (55 inches) with the highest mean monthly rainfall in September with almost 340 mm (11.7 inches). The rainy season starts in April and lasts till November. The mean monthly temperature is highest in March at 29.5 C (87^oF) and lowest in August at 24.1 C (77^oF).

1.8.3 Population of inhabitant

As at 2006 National Population census conducted, Ilorin has population of 847,582 (Adeline and Eme, 2015) making it the 13th largest city in Nigeria in terms of population. The city is mainly Yoruba and Fulani settler. The population is heterogeneous with considerable numbers of people from different parts of Nigeria.

1.8.4 Economic base

There are many viable industries in Ilorin that have improved the economy of the city. They include: Kamwil Nigeria Limited, Dangote Flour Mill, Nigerian Bottling Company, 7UP Company and others. The political economy of Ilorin has been improved since the creation of the State in 1967 which has drawn development like establishment of financial

institutions, portfolio and asset management companies, Brokers and securities companies.

1.8.4 Education system in Kwara State

Kwara educational system consists of all level of education from primary education, secondary education up to tertiary level. Kwara state has a federal university, the University of Ilorin, a state university, Kwara State University and seven other privately owned Universities: Al-Hikmah University, Landmark University, Summit University, Crown Hill University, Thomas Adewumi University, Ahman Pategi University and University of Offa. Also, Kwara State has one federal and one state polytechnic which are: Federal Polytechnic Offa and Kwara State Polytechnic, Ilorin. Furthermore, there were three state college of education: Kwara State college of education Ilorin, Kwara State college of education Oro and Kwara State college of education Patigi and lastly, there is one technical college in Offa making all the tertiary institutions in Kwara State to be sixteen (16).

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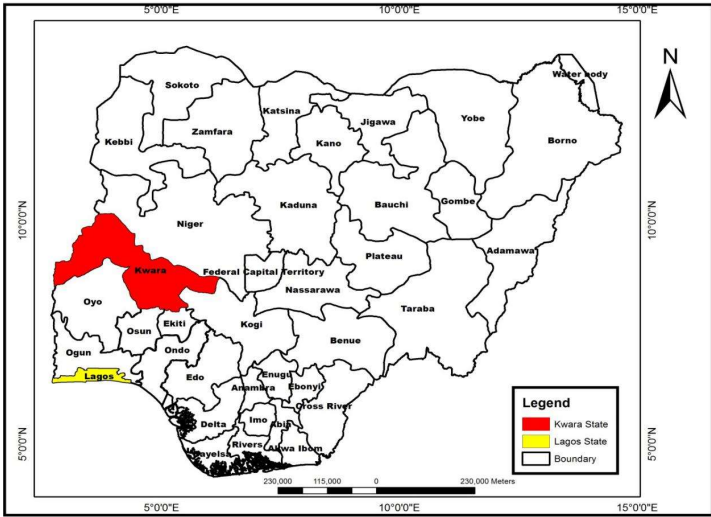


Figure 1.1: Nigeria showing Kwara State

Source: Bureau of Land, Ilorin, 2022

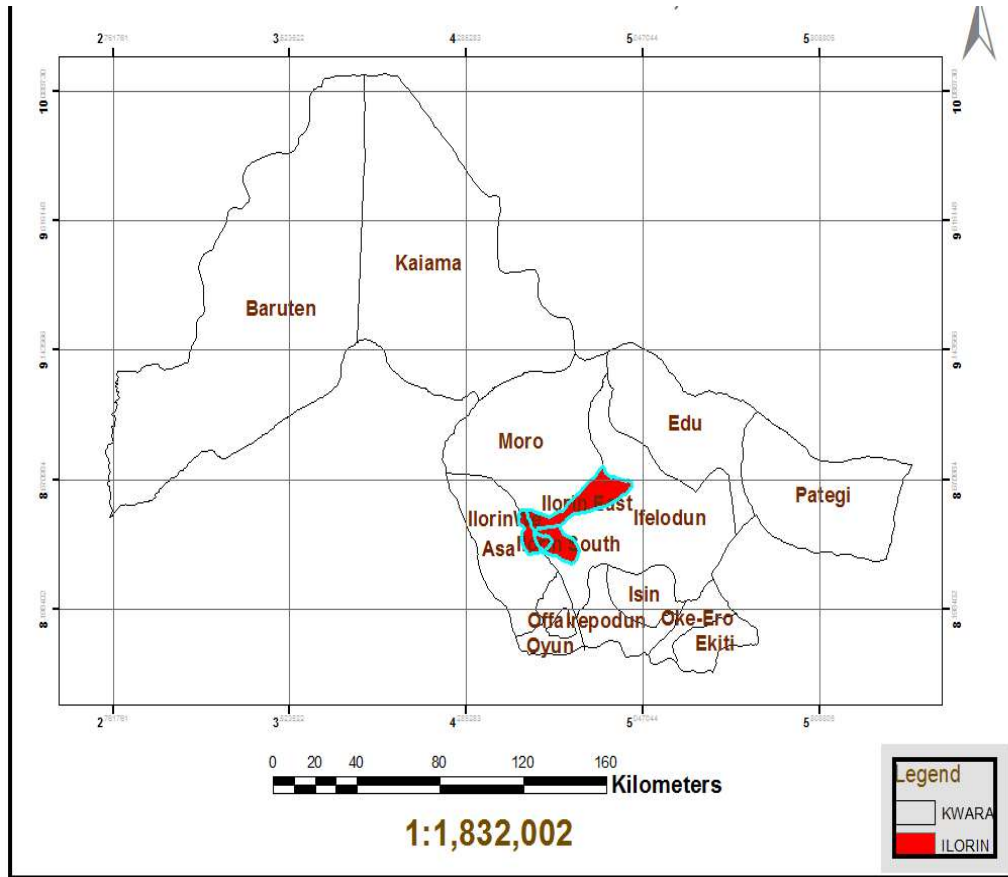


Figure 1.2: Geographical map of the study area (Kwara State)

Source: Bureau of Land, Ilorin, 2022

CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 Cooperative Societies

International Cooperatives Alliance (2011) and International Labour Organization (2003) defines cooperative societies as autonomous associations of individuals who voluntarily comes together as united force in order to meet their mutual social, cultural and economic needs and wants through the help of a jointly owned and democratically managed enterprise.

This type of group mostly of interested persons characterized by limited means of livelihood usually make equitable contribution to the resources required and thereby accepts fair or equal share of the benefits and risks that may come with the undertaking in which the members participate. Cooperative is an association open to all and granting equal right and responsibility (democracy and autonomy) to members engage in all economic enterprise and share of profit which are bestowed on members in proportion to their use of the enterprise itself without regard to their share in the society. (Oladejo, 2011).

Cooperative society is an organization people who come together voluntarily for the purpose of contributing their wealth in terms of cash and ideas to solve their socio-economic and cultural problems accepting to bear the risk together and enjoying the proceeds by themselves (Okechukwu, 2001).

Cooperative society is “a group of persons with at least one economic interest variable member”. The aim of the group is to meet their common economic needs by joint action based on mutual help. The means to achieve this is to establish a common enterprise of

which goods and services are made available to the member as customer and employee. (Han-H, 2007).

According to Ogbu (2007) the word cooperative is a collective noun as well as the cooperative society. Cooperative which means to work together among a group of persons originated from time immemorial. It means more than people working together to achieve commonly felt need. Hence it is as old as man otherwise, instinctive.

Okoli (2006) defined a cooperative as an organization for promoting the economic interest of its members. It is a free and voluntary business organization jointly owned by the people with identical economic needs and having equal voices in its management and deriving proportionate benefit and services from it.

According to Ibe (2002) as cited in Obiadi *et al.* (2020) defined cooperatives as one of the possible organizational forms for conducting legitimate business in a market economy where goods are freely bought and sold in the open market. Chilokwu (2006), gives further insight into the nature by stating that, “a cooperative is a formal organization formed by person, usually of limited means, who voluntarily come together, for the achievement of a common economic objectives involving the formation of a democratic controlled business organization, and who have agreed to make equitable contributions to the required capital of the organization as well as to accept a fair share of the risks and benefit of their undertakings”.

Historically, it is worthy of note, that prior to the advent of colonization of Africa, the indigenous Africans has been living peacefully and happily together through cooperation. Hence, cooperation is a way of people organizing themselves into groups with a view of deriving mutual benefits from such cooperation dates back to human existence especially in African countries including Nigeria. Tribes and ethnic groups were organized as

cooperative structures, allocating jobs and resources among each other, only trading with the external communities. A cooperative society is an autonomous association of persons who voluntarily cooperate for their mutual, social, economic, and cultural benefit. Cooperative Societies are typically based on the cooperative values of “self-help, self-responsibility, democracy and equality, equity and solidarity” and the seven norms of cooperative societies which include voluntary and open membership; democratic member control; economic participation by members; autonomy and independence; education, training and information; cooperation among cooperatives and concern for community must be present. Since it is common knowledge that the government cannot meet the needs of the populace at all times, the populace must not fold their arms and suffer in perpetuity, hence the emergence of many co-operative societies in Nigeria (Okechukwu, 2001)

Aston (2011) identified co-operative societies to be the instruments that provide a direct stake in major economies for people and communities by creating powerful incentives for local social cohesion and cooperation, as well as at regional and national levels. He noted that cooperatives have proven themselves to be potent developmental tools around the world through the employment of 20% more than corporations and with more than 800 million members internationally as well as nearly half of the world’s population benefiting directly from their membership and participation. He concluded that co-operative societies are arguably the most representative business model to the concept of Ubuntu in South Africa.

2.1.1 Types of co-operative societies

Although all types of co-operative societies work on the same principle, they differ with regard to the nature of activities they perform. Followings are different types of co-operative societies that exist in our country.

- i. Productive cooperative society:** These societies are formed to protect the interest of small producers by making available items of their need for production like raw materials, tools, and equipment, machinery etc. According to Olesin (2007) as cited in Elesho and Aduku (2018) opined that producer's co-operative society is the association of producers of similar product who have come together in order to promote the production and sale of their products. Members of this society like farmer and other producers contribute money in order to buy or hire equipment, machinery and raw materials at reduced rates meant for the promotion of their product activities.
- ii Services cooperative society:** These societies are formed to protect the interest of general members by making goods available at a reasonable price. They buy goods directly from the producers or manufactures and thereby criminate the middlemen in the process of distribution. Examples of service cooperative societies are the consumer cooperative society and cooperative marketing society. Consumer cooperative society is an organization which intends to support the economy of member household through acquisition of merchandise from wholesalers for sale to members at a fair price (Igwe, 2006). The cooperative marketing societies are societies formed by small producers and manufactures who find it difficult to sell their product individually. The society collects the product from the individual members and takes the responsibility of selling those products in the market.

- iii **Multipurpose cooperative society:** These are societies which are engaged in various activities and business such as farming, housing, issuing of loans and production of goods. Members, who belong to this society, derived a lot of benefits. Some of the benefits according to Igwe (2006) are benefit of large scale farming, loans are given at a reasonable rate of interest in times of need to buy land and construct houses, and the issue of collateral security is reduced.

2.1.2 Benefits of co-operative societies

The benefits of co-operative societies according to Johnson Ugoji (as cited in Okoli, 2018) includes;

- i. Encouragement of Savings: the credit and thrift co-operative society encourages its members to save their money.
- ii. They are Democratic in Nature: all members have equal rights to say how the society should be organized. Every member has the rights to vote and be voted for, and each member has one voting right.
- iii. Results in Low Prices of Goods: this is because, they buy goods directly from the producers and distributed to their members.
- iv. They Prevent Price Fluctuation: this is as a result of the fact that their main motive is not to make profit but to promote the welfare of their members.
- v. Prevention of Hoarding: this is as a result of the fact that they buy directly from the manufacturers and distributed to their members.
- vi. They Fight Inflation and Deflation: they do these through their activities of price stabilization, regulation of the quantity of goods needed, etc.
- vii. Saving In Advertisement Cost: the money they would spend in advertising is saved because they do not involve in advertising since majority of the goods they purchase from manufacturers are bought by their members.

- viii. Education of Their Members: this is done in areas of production, distribution, buying and selling of goods and services.
- ix. Encouragement of Hard Work: this is as a result of the fact that they have joint pride of ownership.
- x. They Avoid Cheating: at the end of a given period members are paid dividends calculated on the basis of the capital contributed and total purchases made from the society.
- xi. They Encourage Inter-personal Relationship: there exists brotherly, sisterly, friendly etc, relationship among members of co-operative society.
- xii. They Encourage Economic Development: this is because; their activities encourage mass production, distribution and consumption. They also encourage savings for further investment.
- xiii. Increase in Standard of Living: this is as a result of the fact that they make goods available to members at reduced rates, encourage them to save, give the needy ones loans with little or no interest etc.

2.2 Co-operative Societies in Nigeria

Yebisi (2014) noted that the gradual process of the Nigerian traditional communal welfare system by colonialist and neo-colonialist to a society, where people tend to think of everything as business and essential services as being fragmented among investors management and customers, that is, those who own, those who control and those who use, with each of the three elements looking after its own interests, are the very antithesis of co-operatives. Co-operative societies are enterprises in which owners, those who control and those who use are all the same people. Co-operative Societies like other business organization are established to meet certain needs. They can be classified into four broad

categories, according to the tasks performed. These include marketing, purchasing, service and processing associations (King, 2002).

According to Kareem *et al.* (2012) there is hardly any workplace in Nigeria today particularly government establishments, where a cooperative society is not operational. Their operations are quite effective because transactions of money are carried out in conjunction with the employers on behalf of the staffs. For example, staff savings into cooperatives are deducted at source and repayment of loans is also done through deduction from staff salaries as instructed by the operators of the societies (Kareem *et al.*, 2012). The cooperative societies mobilise funds for use in the sectors where funds are needed and also create in the members' the spirit of savings. The motivation for the founding of cooperative societies derives from the desire to encourage thrift among members and pool these savings into a fund so that members can borrow from the pool whenever the need arises. The depositors are also the borrowers, most of whom know one another through some shared bond, and these pre-existing social links serve to sidestep the problem of imperfect information and enforceability. Cooperative societies are excellent for offering simple access to "currency" in a convenient and less stringent manner. Members are not required to provide collateral for loans as banks do. Loan processing is swift and usually takes one or two weeks. Bank loans can take up to six months to process due to the need for several paperwork and administrative procedures to guarantee that risks are minimized, if not completely eliminated. Cooperative society activities significantly reduce the amount of poverty in society by making loans more available to low-income earners based on their ability to save. As a consequence of cooperative help, cooperative members have been able to expand their businesses, increasing their profit margins and accumulating some funds in their accounts. Kareem *et al.* (2012) concluded in their study that cooperative societies have beneficial effects on

member welfare and that the importance of cooperative societies in poverty reduction and capital accumulation cannot be disregarded in any country's particularly in developing countries such as Nigeria.

According to studies by Akinwumi (2006) and Oladejo (2011), the cooperative society model gives the best financial alternative to all other economic groups and programs. According to Oladejo (2013), there are 48,856 co-operative societies in South Western Nigeria as of September, 2012. The spread of cooperative societies in the country contributes significantly to the provision of basic needs of members at low and fixed interest rates in the areas of direct purchase and sale of food and household items from companies, therefore eliminating middlemen, communal large-scale farming, harvesting and selling produce directly to end users, group acquisition of land for co-operative society members, housing building, provision of welfare bus services at lower travel rates, and so on. Each cooperative organization determines its area of priority based on the pressing needs of its members.

2.3 Concept of Housing

Housing has been defined as a complicated product of public and private efforts and investment. It is the immediate physical and service environment in which individuals and families live. According to Muhammed *et al.* (2015), the concept of housing includes environmental factors such as general land use, recreation areas, shopping facilities, infrastructural services, nuisance of pollution and noise, and so on, all of which have resulted in the three aspects of housing in terms of economics, social, and environmental concerns.

There is very little that can be done in terms of economic and social aspects of housing because it is nearly impossible to force individuals to live beyond their wages and social

standing. According to Freeman (2000), the lower the income of the household, the lower its ability to pay. As a result, it is incumbent on housing providers to take into account the people's income as well as their socioeconomic level while providing housing for them. Aside from the fact that no government in the world has been able to provide suitable housing for all of its citizens, building dwellings that the occupants cannot adequately maintain will entail a massive waste of limited resources.

The environmental component of housing is a more unifying feature that may benefit people of all classes and social status. This includes sufficient environmental upkeep, cleanliness, accessibility, illumination, and enough infrastructure. All of these requirements are well above what a single person can provide or manage on their own. Government is thus responsible for providing and maintaining the common neighborhood environment under its jurisdiction. More emphasis should be placed on the supply of these essential amenities and facilities rather than on the construction of more new residences that will benefit only a few privileged individuals.

2.4 Cooperative Societies Housing Activities

The history of cooperative societies' involvement in the housing sector across the world is framed by three primary factors: each country's political structure, the impact of the two world wars and lastly the rate of urbanisation.

Oyalowo (2018) traced the origins of cooperative societies' participation in housing activities back to the early nineteenth century, in meeting Europe's high demand for housing necessitate the formation of cooperative societies. A thorough examination of the subject matter reveals that this participation has been facilitated in advanced countries by the formation and growth of cooperative housing structures. Since the conclusion of WWII, governmental initiatives such as favorable laws, subsidies, and tax breaks have

been enacted to boost homeownership throughout Europe. These were strengthened by positive civic attitudes towards homeownership (Isebaert, 2014)

According to Bello (2005), cooperative societies originated in Nigeria as an alternative pursued by the majority, especially low-income people that felt marginalized by the affluent few who controlled an economy's resources. In an era when many individuals feel helpless, impotent, or disenfranchised to change their living conditions, societies have emerged as a powerful, lively, and viable economic alternative. Cooperative societies are founded primarily to address people's mutual needs, with the belief that by working together, a group of individuals may achieve goals that none of them could achieve alone. The establishment and objective of cooperative groups are not to address unessential communal or individual demands. The formation and objective of cooperative groups are not to address unessential communal or individual demands. Instead, it seeks to meet essential needs that might otherwise take a long time or be entirely unaffordable without aid (Oloke *et al.*, 2017).

Cooperative societies housing activities include a variety of strategies through which they assist members in building their own dwellings or directly purchasing houses to alleviate their housing concerns. Unlike the government and the profit-driven private sector, the cooperative housing strategy emphasizes end-user participation from the start of the process (Oyalowo, 2018). This is made feasible by the principles and ideals that guide cooperative societies' operations and activities. According to Olayinka *et al.* (2016) cooperative societies housing activities include land acquisition, house development and allocation to cooperators at a subsidised rate, building materials procurement, direct housing purchase, direct private project, and providing housing loans to cooperators. Efforts to achieve cooperative members' housing aspirations have resulted in a variety of

techniques, depending on the objective, financial capacity, and level of aid received (Oyalowo, 2018).

Cooperative societies in certain ways address cooperators' housing needs. According to Adedeji and Abiodun (2012); Oloke *et al.* (2017); Yakub *et al.* (2012), such methods include Model housing construction, similar to government housing schemes, the granting of house building loans, the direct construction of housing units at subsidized rates for members, the acquisition of land for cooperators, the processing of land and building documents, and bulk procurement of building materials are examples of such methods. Thus, cooperatives assist members in purchasing a home entirely, partially, or gradually based on the society's goals, emphasis, and financial competence. However, due to the level of sophistication of the economy, the concepts of market rate, limited equity, and leasing are not typical in the Nigerian setting.

Aishatu *et al.* (2021) measured the cooperative society's housing operations and assessed cooperators' satisfaction with the activities. The study used a range of questionnaire survey methodologies that were distributed to institution-based cooperative societies involved in cooperator housing activities. The State's Jos University Teaching Hospital JUTH multipurpose cooperative society provided the data. Descriptive statistical methods and a 5-point Likert scale was used to assess the data. The data was examined with descriptive statistical methods and mean ranking, and the level of each action was established with a 5-point Likert scale. The most important were discovered to be housing development, direct purchases of dwellings, private-public ventures, and the procurement of building materials. Processing land and building papers, housing loans, and land allocation, on the other hand, were the lowest ranked, contrary to popular opinion that cooperative societies only performed land allocation and housing loan providing. Furthermore, respondents were most satisfied with housing development, directly

acquired dwellings, purchasing building materials, and transaction cost, whereas interest on housing loans, cost of loan recovery, processing of land and building paperwork, and land allocation were ranked least satisfied. According to the study, cooperators' satisfaction should be considered in all operations in order to enhance patronage for their different housing demands at all times.

2.5 Co-operative Societies Housing Intervention

Cooperative Societies have been playing role of intervention in housing. Some of the literatures that have done a similar research in this area are highlighted below;

Abdulkareem *et al.* (2020) examined the effectiveness of housing intervention strategies of Universities-based Cooperative Societies to the staff of Nigerian Universities in Southwest Nigeria. Data were gathered from 452 members and 6 executives from 6 (six) purposefully chosen Federal University-based Cooperative Societies in South West Nigeria. A survey research method was adopted by the researchers by administering a prepared questionnaire to the 452 members and 6 officials across the six selected Federal university based cooperative societies. Reliability of the instrument was tested and a kappa value was arrived which shows the reliability of the instrument as reliable. Data on these Cooperative Societies' housing intervention techniques were collected. The study found that the 6 (six) Cooperative Societies used nine (9) housing intervention strategies in the housing delivery process, with specific loans for land purchase; land acquisition, layout, and allocation; provision of special loans for renovation of existing buildings; and processing of building and land title documents being the most effective housing interventions of the Cooperative Societies in meeting the housing needs of the University staff.

Ojo and Rotowa (2017) investigate the role of the Federal University of Technology, Akure cooperative multi-purpose organization in providing home finance to its members.

Primary data for this study were acquired from 29.5% of its participants using a structured questionnaire. Secondary data were also acquired and analyzed from the society's archival records. The survey found that the majority of its members relied on the cooperative society for home construction funds. The following preferences were expressed for this type of financing: convenience of processing loan applications; low interest rate charge on loan; and ease of amortization. The authors proposes that the government should intervene in housing finance through methods such as the site and service scheme, the provision of low interest loans with longer moratorium periods, and special political consideration and leverage be given to the housing needs of low and medium income earners in order to alleviate poverty among this group.

2.6 Cooperative Society and Housing

Cooperative societies have existed since the beginning of time, when human beings organized for mutual gain. Tribes were organized as cooperative institutions, dividing tasks and resources between themselves and trading only with outside populations. Cooperative Societies, like other commercial organizations, are formed to carry out certain activities. According to King (2002), it can be divided into four major categories: service, purchasing, marketing, and processing associations. Cooperative Societies' operations can be linked directly or indirectly to housing in all four categories. The benefits of membership in cooperative societies include, among other things, access to quality supplies and services at reasonable prices, increased clout in the market, a share in the earnings of cooperative businesses, the enhancement and protection of local economies, and the provision of financial loans for re-investment in many other sectors such as housing. According to the foregoing, there is a housing scarcity in Nigeria, and Nigerians ought to live in livable conditions. One of the impediments to realizing this goal is a lack of cash to commence on an individual housing project (s). The

characteristics of cooperative organizations provide a reliable foundation for pooling significant money that may be used for housing provision. The characteristics of cooperative organizations provide a stable foundation for pooling considerable finances that may be used for housing provision. The question is whether cooperative societies can give leverage for housing delivery through home ownership.

2.7 Cooperators' Satisfaction.

Satisfaction is defined by Dakurah *et al.* (2005) as a person's sentiments of joy or disappointment when comparing a product's perceived performance (or outcome) to their expectations. According to this concept, contentment is a function of perceived performance and expectations. The cooperator is unhappy if the performance falls short of expectations; if the performance meets expectations, the cooperator is satisfied. The cooperator is exceedingly happy or delighted if the performance exceeds expectations. Cooperator satisfaction, according to Oliver (2002), is a forerunner of better performance and cooperator retention in any cooperative society. A cooperative's strength is partly determined by its capacity to mobilize its resources and members in order to acquire market share and achieve economic development while also sustaining member loyalty, contentment, and retention. Satisfied, highly dedicated members are more inclined to support their cooperative by engaging in all cooperative activities. When members are dissatisfied, the opposite happens member's aspirations, what they seek from their cooperatives are significantly tied to why they joined the cooperative in the first place. These aims also impact member satisfaction with the cooperative, dedication to it, and engagement in its activities (Dakurah *et al.*, 2005). The capacity of a cooperative to satisfy its members' expectations is dependent on management's ability to successfully analyze membership demands. Often, they do not, and there are various reasons for this. One concept is "assumed similarity," which refers to a cooperative official's conviction that

the interests of the general membership must be similar to their own and, hence, there is no need to research them individually. Second, member-officer communication may be inadequate (Bello, 2005) and according to (Iruguthu, 2014) a varied set of member aims both within and within cooperatives, members' attitudes towards their cooperatives considerably effect their cooperative involvement behavior intents.

According to Odhiambo (2003), numerous internal and external variables may impact the degree of member satisfaction. In general, the more positive one's view toward an organization, the more likely the individual is to patronize or utilize a service from it. According to Olanda (2006), in order to achieve high levels of cooperator satisfaction, cooperative societies must constantly monitor and examine the experiences, opinions, and suggestions of their cooperators and other people who are likely to be potential members. Cooperatives, as democratic organizations, rely on cooperator patronage to realize their distinctive character.

Farouk *et al.* (2014) revealed that cooperators indicated their satisfaction with housing cooperative loans compared to the National Housing Fund. According to Gbadeyan (2011), cooperators were pleased with the interest rate, affordability, transaction cost, availability, and collateral for home finance. However, cooperators must be happy with housing development, labor costs, construction materials acquired, houses directly purchased, interest to be paid on housing loans, cost of loan recovery if members default, transaction costs, land and building document processes, and land assigned.

Also, Mathew (2010) researched the contribution of cooperative societies to housing financing for the urban low income group in Ogbomoso, Oyo state, Nigeria, in order to establish the effectiveness of the societies' lending as a means of addressing the housing problem among Nigeria's low income group. A survey study approach was used, and questionnaires were distributed to 120 members of eight societies from four cooperative

unions who were chosen at random. Each of the societies questioned 15 members who had benefited from the loan. Data were analyzed using the frequency distribution, percentage, and cooperators satisfaction index (CSI). According to the findings, 52% of respondents had financed the development of their homes to the final stage, while 28% were still under construction. The index of satisfaction (CSI) on each of the loan's attributes of "affordability," "transaction cost," and "collateral" is higher than the loan's aggregate satisfaction. Furthermore, the degree of satisfaction on a cooperative loan with a CSI of 3.77 is significantly higher than the level of satisfaction on a National Housing Fund loan (CSI of 2.07), which is significantly lower. Membership in cooperative organizations is also available to all interested members of the community, regardless of sexual or academic position. With the popularity and effectiveness of cooperative loans demonstrated in the study, he argued that the government should encourage and integrate the initiative to develop an efficient and effective national housing policy.

2.8 Success Rate of Co-operative Societies Housing Provision

According to a survey of the literature, there hasn't been much progress made in terms of housing the masses through cooperative societies.

Olayinka *et al.* (2017) assess the success of co-operative societies' housing provision for their members in Lagos State, Nigeria, was experimentally tested. The research was based on a questionnaire survey of institution-based co-operative societies that provide housing for their members through a variety of techniques such as land acquisition, home development, loan grant, purchase of building materials, or purchase of complete housing. Members and chief officials of 97 institution-based co-operative societies in Ikeja, Lagos State, were polled for information. Data were evaluated and displayed in tables and percentages using basic descriptive statistical methods and a 5-point Likert scale. The overall success rate was computed by averaging the success rates of each approach.

This is compared to stakeholders' assessments of cooperative societies' long-term success in providing homes for their members. Contrary to common belief, it was discovered that while cooperative societies functioned well, the success rate was not outstanding, as evidenced by the aggregate 38.3% success rate of the various ways combined. The analysis also found that, among the other tactics used by cooperative societies, financial grants and private project development were perceived to be more successful. As a result, the study suggested that adopting a collaborative approach that brings together cooperative institutions, government institutions, parent organizations, and financial institutions can increase the overall success of cooperative societies in housing providing. Marunga and Mberengwa (2014) examined the efficacy of the housing cooperative strategy in Bindura, Zimbabwe, where it was used to provide urban housing. The results show that the housing cooperative strategy did not significantly contribute to solving the housing crisis. The analysis demonstrates that while the housing cooperatives were able to acquire land, create site plans, and establish service booths, they were unable to finish building even a single dwelling. It was noted that the housing cooperative model faced difficulties, including high costs for on-site and off-site infrastructure, high costs for land, and poor financial management by cooperative executive authorities. As a result, the study draws the conclusion that the housing cooperative model has not significantly reduced the housing shortage despite its presence for ten years.

Gbadeyan (2011) investigated how the private sector influenced the growth of the housing market in Nigeria. The study that looks at the actions of cooperative bodies comes to the conclusion that cooperative societies are making significant contributions to housing provision even though the societies are struggling with a high inflation rate. The cooperative societies had the greatest impact on loan grants, it was determined. According to the study, 92% of respondents use loans from cooperative societies to fund their

housing projects. However, it was found that 73% of respondents said the financing was insufficient to finish the project. The authors of the research conclude that, despite their best efforts, private developers and cooperative societies have not been able to significantly increase access to credit for low- and middle-income people.

He further concluded that societies were involved in the financing of some housing developments, it also reveals that fewer of these projects are brand-new, with a larger percentage involving the repair of older structures.

Dakurah *et al.* (2005) conducted a survey in Alberta to assess attitudes toward and satisfaction with cooperatives. The study's goal was to assess Alberta residents' attitudes toward and satisfaction with their co-operatives. Using mailed questionnaires, 1,500 Alberta individuals provided primary data. Despite the study's low response rate of 16%, the findings revealed a populace that is generally positive about and content with their co-operatives, as seen by their assessment of their co-operatives' performance as good. In terms of overall opinion of cooperative success, the majority (93%) thought their cooperative was successful. However, the study did uncover a few issues, such as management's failure to incorporate members in decision-making processes and the issue of member training and education. Although the success criteria employed here did not expressly pertain to people's housing provision, they did encompass marketing and business; management; customer service; member commitment; and public interest and involvement

2.9 Challenges of Co-operative Housing Finance

There are numerous issues that appear to limit and impede the proper performance of cooperative groups in Nigeria. Researchers such as such as Adedeji and Abiodun (2012), Azeez and Mogaji-Allison (2016) and others have written extensively about cooperatives and investigated the flaws associated with these organizations.

Different studies have been carried out to x-ray the challenges facing cooperative societies in housing finance in Nigeria and by and large, the cause of the problem centered on lack of adequate finance and poor governance.

According to Ajayi (2022) investigates the constraints that impede cooperative societies participating in housing delivery in Osogbo and Olorunda local government areas of Osogbo, Osun State, Nigeria. The study employed a quantitative research design, utilizing a questionnaire survey. The structured questionnaire was administered to one member of each selected cooperative society using the multi-stage sampling procedure. The acquired data was analyzed using descriptive statistics (frequency table) and Principal Component Analysis (PCA). The results of the PCA-based communality values revealed that financial and land regulation, loan management, and co-operators' credibility are the factors influencing cooperative societies' ability to fund home development in Osogbo. The study concluded that cooperative on housing delivery.

According to Azeez and Mogaji-Allison (2016) identified six cooperative society challenges: the type of construction method used increases the cost and makes housing expensive; bureaucracy is affecting the provision of housing by co-operative societies; government policies are affecting the provision of housing by co-operative societies; and internal management issues in cooperative societies. The inability of mortgage banks to provide financing is a key hurdle to home provision, as is the country's reliance on foreign building supplies. They also stated that the two significant impediments to cooperative societies providing inexpensive housing were the cost of construction materials and needless bureaucracy.

Oyedele (2012) summarized the challenges thus; the challenges of infrastructure development in third world countries are many. The demand surpasses the supply and finance that will stimulate rapid provision is not there. Due to wide gap between provision

and needs, the leadership classes are in arrears in all sectors. The political situation is not encouraging to foreign investors. Governments do not set the priority right in infrastructure development.

Tomori (2014) also averred that lack of funds alone is not a root cause of poor infrastructure and services. It is a symptom of more fundamental problems and these include instability, lack of confidence, distorted economic policies, and difficulties of governance. These challenges have also resonated in the co-operative housing delivery system. Another challenge is that many of these co-operative societies are committed to financial needs of members which are for different purposes of which housing is one. They only provides loan toward personal house building or engage in land acquisition, process of documents, and purchase of materials in bulk. Land acquired in such manner is provided with minimum level of infrastructure. Infrastructure provisions are grossly inadequate in many of these housing estates while lack of maintenance capacity aggravates deterioration.

Cobia (1989) as cited by Rowland (2014) identify the first key problem of cooperative societies has been acquiring and maintaining sufficient equity and capital to finance development and supply increasing working capital. Illiteracy is another issue because the majority of cooperative members are illiterates who do not understand what is going on when it comes to paper work.

Poor management styles are prevalent in cooperatives. This is due to the fact that members of the management committee are elected based on their popularity rather than their managerial expertise and experience. Another barrier on cooperatives is a low financial foundation of members. This problem stems from the members' financial situation (Enikanselu, 2005).

They are challenged with decision-making delays. In fact, many members are active in decision and policy making, which causes delays because all dedicated members are contacted before making decisions and policies. (Robin, 1975 cited in Rowland, 2014)

According to Omeje (2003), as referenced by Rowland (2014) opined that one of the scourges of cooperative societies is a lack of personal initiative. Members of management committees' lack of initiative lowers development entrepreneurship among cooperators.

Also, Oyalowo (2018) assessed the operation of cooperative societies and the housing provision activities in Lagos State, identified major eight constraint production costs, pre-construction costs, issues in member involvement and lack of external support, amongst others. Land availability was a restriction in both developed and underdeveloped countries. This relates to the size of land required for co-operatives to actively interfere in housing supply, which must be reasonably large and well situated at affordable costs so that housing is not priced out of the affordability threshold of the people they are intended to serve countries with cooperative societies, such as Poland, Norway, Egypt, and Belgium, have had to confront this issue.

In relation to changes in government policy, macroeconomic policies have restrained cooperative housing supply, as housing production costs generally increased as the government withdrew subsidies and housing and related service prices increased. This has happened in Poland, Canada, and Austria. This posed financial difficulties for the groups. Cooperatives in nations such as Austria and Belgium, on the other hand, benefited greatly during periods of favorable macroeconomic climate.

Furthermore, according to Saegert and Benitez (2004), significant problems in creating and running low-income housing by cooperative societies include a lack of new funding choices and tight regulatory systems.

According to Cliff (2004) examining the challenges in accessing finance by Co-operatives in Kabwe district. The challenges that make it difficult for Cooperatives to access finance include lack of information, inadequate collateral, high lending rates, policy regulations, and lack of institutional capacity of Cooperatives

In addition, he came to the conclusion that while some financial organizations, such as banks and non-bank financial institutions, are willing to lend money to cooperatives, cooperatives are unable to meet their standards. The issue of collateral, which most Cooperatives are unable to offer, is the most important of these requirements. Along with this, there is also the problem of these cooperatives' tiny equity bases.

Von Pischke (2004) identified three challenges that cooperatives face when seeking financing: the Horizon Problem, which consists of member pressure to increase current payments based on patronage (member usage of services) rather than making investments in the cooperative that would create greater future benefits, leaving the cooperative uncompetitive over time. The Portfolio Problem emerges when members are unable to construct their assets in the cooperative in ways that they believe are beneficial for them personally. It reduces members' motivation to invest in their cooperative. The third challenge identified by Von Pischke (2004) is the Internal Free Rider Problem, which occurs when new members who provide very little capital enjoy the same benefits as long-standing or founding members who have significant investments in the cooperative in fixed assets (plant, machinery, equipment) and working capital; or patronage of new members does not significantly increase the cooperative's efficiency or competitiveness by producing significant economies of scale.

Nguluma (2016) identified eight challenges faced by cooperative societies in her study of access to housing through cooperatives: potentials and challenges from Tanzania. These challenges include: a lack of adequate capacity to purchase building materials due to a

lack of finance, weak economic growth with lower wage values and increased public sector employment, a lack of alternative sources of housing finance, changes in macroeconomic policies, a lack of housing cooperative skill development, a lack of community facilities and infrastructure services, a lack of diversity activities, a lack of institutional arrangements to support housing cooperatives and a lack of leadership tenure that exceeds the time period outlined in their constitution are all factors.

After considering the various views on the subject of cooperatives' difficulties in housing finance, there is a greater grasp of the study's path.

Table 2.1 Challenges of Housing Finance Identified in Existing Literature

Challenges of housing finance	Supporting literature
Cooperatives tiny equity bases, insufficient equity and capital, lack of finance, inaccessibility to To finance.	Oyedele (2012), Rowland (2014) Cliff (2004), Nguluma (2016). Azeez & Mogaji-Allison (2016),
Changes in government policies, macroeconomic policies, tight regulatory system, weak economic growth, difficulties of governance, lack of external support.	Oyedele (2012), Tomori (2014), Azeez & Mogaji-Allison (2016), Oyalowo (2018), Saegert & Benitez (2004), Cliff (2004), Nguluma (2016).
High dependency on foreign building material, cost of material, production cost and pre-const- -ruction cost, construction method.	Azeez & Mogaji-Allison (2016), Oyalowo (2018).
Lack of alternative sources of housing finance	Saegert & Benitez (2004), Nguluma (2016).
Lack of information, inadequate collateral, high lending rate.	Cliff (2004)
Lack of institutional capacity of cooperative,	Cliff (2004),

lack of institutional arrangement, leadership tenure.	Nguluma (2016).
Minimum level of infrastructure and facilities, lack of maintenance capacity	Tomori (2014), Nguluma (2016).
Poor management style, delay in decision making lack of diversity activities, lack of skills development	Enikanselu (2005), Nguluma (2016), Rowland (2014)
Financial and land regulation, loan management cooperators' credibility	Ajayi (2022)
Bureaucracy	Azeez & Mogaji-Allison (2016)

Compiled by Author, 2022

2.10 Empirical Review on Related Literature

Ayedun *et al.* (2017) Cooperative Societies, Housing Provision and Poverty Alleviation in Nigeria. In order to collect primary data for the study as well as secondary data from earlier annual reports of the Cooperative Society, the study used the qualitative research method to conduct an empirical investigation through interviews with members and some executive members of Covenant University Staff Cooperative and Multipurpose Society Limited, Ota, Ogun State, Nigeria. Tables and percentages were used to present the data. Findings demonstrated that different credit access options made available by the Covenant University Staff Cooperative and Multi-purpose Society Limited, with very low interest rates and generous repayment terms, significantly helped members start building massive homes incrementally and easily access money for other family needs within ten years of the establishment of the cooperative societies.

Azeez and Mogaji-Allison (2016) examined the constraints of affordable housing through cooperative societies in tertiary institutions in Lagos State, Nigeria. A set of questionnaire were designed. The questionnaire was distributed using simple random sample technique to the executives of the cooperative societies in the tertiary institutions in Lagos State.

For the administration of the questionnaire, 50 executives of cooperative societies in tertiary institutions in Lagos State were chosen. Information was gathered on the characteristics of the respondents, the types of cooperative societies, their activities, their methods of housing provision, and the difficulties they had in doing so. Secondary data sources used to gather the information included journals, books, and online resources. Data analysis methods including descriptive and inferential statistics were used. Results showed that general loans and housing construction loans were provided. The results revealed that the cooperative societies' most dominant strategies in providing affordable housing for their members in the study area were the provision of general loans, the provision of housing construction loans for members, the provision of specific loans for the purchase of land, the provision of special loans for the renovation of existing buildings, and the collective purchase of land for building construction. The results also suggested that the two major limitations to affordable home provision by cooperative societies in the research area were the cost of construction materials and excessive bureaucracy.

Oyalowo (2018) assessed the operations of cooperative societies and the housing provision activities in Lagos State. The study used an explanatory, sequential QUAN-qual mixed method design, beginning with a large-scale quantitative investigation and progressing to a smaller-scale qualitative study. For the quantitative phase, a survey of cooperative leaders was conducted using systematic random sampling; a total of 600 questionnaires were circulated, with a response rate of 75% attained. For objectives one, two, and three, descriptive and inferential statistics were used, as well as independent T-

tests and multivariate approaches. According to the findings, co-operative societies are the most active in land acquisition operations, but they are limited by eight kinds of restrictions, including production costs, pre-construction expenditures, challenges with member involvement, and a lack of external support, among others. Findings also reveal that employment-based cooperatives are more engaged in the housing supply process than non-employment-based cooperatives across the three activity categories (land, financing, and house construction).

Rowland (2014), *Impact of cooperative societies in national development and the Nigerian economy*. The purpose of this article was to investigate the origin, history, formation, and evolution of cooperative organizations in Nigeria, as well as their social and economic consequences. Their impact on our rural areas, particularly on grass-roots, urban, and national development, must also be investigated. Commercial financial institutions such as banks and insurance companies, it has been argued, may play a larger role in advancing rural development than cooperative groups. This is due to the tremendous contribution of these financial institutions to people's quick, social, and economic development, as well as urbanization. The study further discuss the many impediments and challenges to the effective functioning of cooperative societies in Nigeria, as well as solutions to these issues. The paper believes that, regardless of how many of these societies exist in various forms, formations, and groups, with their various tags, aims, and objectives, the government should aid and encourage these organizations to enable them to stand and perform effectively, as they are all contributing factors to Nigeria's economic development and growth.

Okoli (2018) assessed the contribution of cooperative societies in the development of the youth: A case study of selected cooperative societies in Dunukofia Local Government

Area, Anambra State, Nigeria. Respondents were drawn from members of six selected (6) cooperative societies. Primary data came from questionnaires distributed to 159 members, while secondary data came from literary works and documents. Data was descriptively analyzed using means, percentages, a 5-point likert scale, chi-square, and z-test procedures, and two hypotheses were evaluated. The study discovered a positive association between the influence of cooperative society activities and youth development. There is also a considerable difference in the exposure of youth to development activities prior to and after joining a cooperative organization. Several obstacles have been highlighted as impeding cooperative societies' ability to efficiently meet and enhance youth development, the most prominent of which are the society's insufficient financial strength, poor administration, a lack of basic infrastructure, and fraud and financial malpractice.

Oluyombo (2013), the role of cooperative societies on standard of living in ogun state, Nigeria. The study covers the activities of cooperative societies located in rural communities and villages outside the state capital and local government headquarters in Ogun State, Nigeria. The questionnaire responses are analyzed using an independent sample t-test to see whether there are statistically significant differences in means between the two groups., thus a one-way analysis of variance (ANOVA) was performed t-test result was statistically significant The findings aid in accurately identifying the functions of rural cooperative societies in increasing household income, household asset ownership, and enterprise asset acquisition.

Ibem and Odum (2011) in their study of “the role of cooperatives in securing land for urban housing in Nigeria: a case study of National Electric Power Authority (NEPA) district cooperative thrift and loan savings association, Enugu” qualitative research

method was used in obtaining primary data through one-on-one interview with members of the cooperative society. They discovered that, in addition to offering credits to members, the co-operative society was also involved in looking for property, purchasing, tilling, subdividing, and awarding plots to beneficiaries. This ensured tenure security because recipients were not susceptible to duplicate purchasing or the actions of unscrupulous land agents, predator lenders, and bogus title sellers. They found that cooperative activities can play an important role in addressing the urban land and housing crisis faced low-income people and should thus be encouraged in Nigeria and other developing nations.

Olujimi *et al.* (2016), analysis of activities of cooperative societies and house-ownership in Nigerian cities: The case of Akure. The study investigated the activities of Cooperative Societies in promoting home ownership in Nigeria, with an emphasis on Akure, the capital of Ondo State. The survey identified all of Akure's registered Cooperative Societies. Four (4) separate questionnaire sets were created and utilized to collect data from the four (4) designated research target populations. These are the chairman and members of registered cooperative societies, the Ondo State Ministry of Community Development and Cooperative Services, and Akure metropolis house owners. The information was statistically analyzed. The findings revealed, among other things, that the majority of Akure's house-owners were not members of Cooperative Societies.

Abdulkareem *et al.* (2020) examined the effectiveness of housing intervention strategies of Universities-based Cooperative Societies to the staff of Nigerian Universities in Southwest Nigeria. Data were collected from 452 members and 6 officials across the 6 (six) purposively selected Federal Universities based Cooperative Societies in the South west Nigeria. Data were obtained on the strategies of housing intervention of these

Cooperative Societies. The study revealed that the 6 (six) Cooperative Societies employed nine (9) strategies of housing intervention in the housing delivery process while specific loans for purchase of land; land acquisition, layout and allocation; provision of special loans for renovation of existing buildings; and processing of building and land title documents were the most effective housing interventions of the Cooperative Societies in meeting housing need of the University staff.

Oyewole (2010) studied the response of low-income earners to their lack of access to formal housing finance through cooperative societies. This is done by evaluating the role of co-operative societies in Ogbomosho in housing development finance and the level of satisfaction of its members to achieve this objective. A random sampling technique was adopted to draw 48 cooperatives societies within Ogbomosho and only 120 members of the cooperatives societies were sampled. For analysis purpose, the author generated cooperators satisfaction index (CSI). The author draw up a comparison between the cooperators satisfaction index (CSI) for loan obtained from cooperative and those obtained from NHF. The co-operators satisfaction index was higher for co-operative loans (3.77) than the level of satisfaction on National Housing Fund (2.07); and that co-operative loans performed better on affordability, transaction costs and collateral indices. Interest rate, waiting period and loan availability did not attract a high level of satisfaction from the co-operators. Although an important contribution to the role of co-operative societies to housing development finance in the study area, the study has a methodological flaw. The level of satisfaction of respondents on cooperative loans was ascertained by calculating the CSI for both loans on co-operative societies compared with loans from the National Housing Fund (NHF). It can however, not be ascertained whether respondents had benefitted from NHF loans, as the data did not include comparative information on NHF. Responses on NHF loans might have been biased, inaccurate or even concocted by

respondents themselves. This could have been done by examining the level of satisfaction of co-operators by considering ease of processing of application, interest on loan, timeliness of granting loan and ease of payment of loans by cooperators (Ojo and Rotowa, 2017)

Similarly, Sani (2015) evaluated the contributions of cooperative societies in housing finance to workers of tertiary institution in Zaria metropolis. The author adopt a survey method in collection of data relevant to the study through the administration of questionnaire to 349 cooperators of the five higher institutions in Zaria metropolis. The method of data analysis adopted are descriptive analysis, chi-square test, content analysis and cooperator satisfaction index (CSI). To ascertain wether CS has a significant effect in provision of housing finance to worker of tertiary institution in Zaria, a comparism was drawn between CS and NHF interm of interest rate, affordability, transaction cost, availability and collateral. Findings shows that workers of tertiary institution prefer CS to NHF because the level of satisfaction in CS is higher (CSI 3.55) to CSI of National Housing Fund (1.12). This further corroborate the findings of Oyewole (2010) that the role of Cooperative Society in funding housing finance is substantially adequate.

Olayinka *et al.* (2017) empirically assessed the success of co-operative societies' housing provision for their members in Lagos State, Nigeria. The study was based on questionnaire survey conducted on institution-based co-operative societies that engage in housing procurement for members using different methods such as land acquisition, housing development, grant of loan, purchase of building materials or purchase of complete housing. Data were collected from members and principal officers of 97 institution-based co-operative societies in Ikeja, Lagos State. Data were analyzed with basic descriptive statistical tools, 5-Point Likert scale and presented with tables and percentages. The overall success rate was found by finding the average of the success rate

of each method. This is compared with the impression of the stakeholders with the achievement of co-operative societies in providing housing for their members over the years. It was found contrary to popular believe that co-operative societies had performed well, the success rate had not been impressive and this is evidenced by the aggregate 38.3% of success rate of the different approaches put together. The analysis also showed that grant of loan and private project development were considered to be more successful amongst other strategies adopted by the co-operative societies. The study therefore concluded that the overall success of co-operative societies in housing provision can be improved by evolving a collaborative model that synergize co-operative institution with government institutions, parent institutions and the financial institutions.

Ojo and Rotowa (2017) carried out a study to ascertain the role of the Federal University of Technology, Akure Cooperative Multipurpose Society in Housing Finance. The study further examined the role played by the Federal University of Technology, Akure cooperative multi-purpose society in the provision of housing finance to its members, a structured questionnaire was used in obtaining data from the cooperative member. Secondary data were equally obtained from archival data of the society and analysed. The study revealed that majority of their members (93.1%) relied on collection of loans from the cooperative society for their housing development finance.

The study of Ojo and Rotowa (2017) was limited in scope as it considered only one tertiary institution, Federal University of Technology, Akure cooperative society. It also considered only a particular role that is, loan. This present study would considered other form of intervention by the cooperative society in financing housing development such as material intervention, provision of plot of land for cooperators etc as earlier done by (Abdulkareem *et al.*, 2020) in Southwest part of the country.

This present study will considered all the tertiary institution within Ilorin metropolis to further capture and ascertain the role of cooperatives societies to workers of tertiary institutions within Kwara State.

The uniqueness of this study is born out of the fact that there were very limited empirical research that have evaluate cooperative society in housing finance in tertiary institutes in Nigeria and Kwara state in particular.

In further areas of research as highlighted by Sani (2015), he opined that a t-test can be incorporated into the cooperators satisfaction index for further analysis in comparing cooperators ratings of Cooperative Societies (CS) and National Housing Fund (NHF). This study will also advance the frontiers of knowledge in this area and filled the gap in that aspect.

CHAPTER THREE

3.0 RESEARCH METHODOLOGY

3.1 Research Design

In this research work, the research design used is survey research methodology that gathers information from two main respondents (the cooperative members and cooperative officials) much like studies that have been done in the past by Abdulkareem *et al.* (2020). This design method is adopted because of its suitability to the research work in obtaining primary data necessary for the study because it focuses on people, the vital facts of people, their beliefs, opinions, attitudes, motivations and behavior on a particular issue.

3.2 Population of the Study

The study population for this study are the cooperative societies that are based in the selected tertiary institution in Kwara State. These are; One Federal University (University of Ilorin), One state university (Kwara State University), One privately owned university (Al Hikmah University), One state polytechnic (Kwara State Polytechnic, Ilorin) and Kwara State college of Education would be the focus of this research. In each institutions one cooperatives societies is selected while the selection of the cooperative societies was based on the following reason;

- i Number of members ; the cooperative societies with highest member
- ii Years of existence of the cooperative societies ; Cooperative societies that have been in existence for the last 10years
- iii Cooperatives societies that is open to all workers of the institution in respective of religion background, ethnic group.

The cooperative societies that meet this conditions and therefore selected are shown in the Table 3.1 below;

Table 3.1: Name of Cooperatives Societies and Institutions

S/N	Institutions	Cooperative societies name
1	University of Ilorin	Unilorin Business Cooperative Societies
2	Al-Hikmah University	Al-Hikmah Cooperative Societies
3	Kwara State University	Al- Halal Cooperative Societies
4	Kwara State Polytechnic, Ilorin	At- Taqwa Cooperative Societies
5	Kwara State College of Education, Ilorin	Kwara State College of Education Cooperative Societies

Therefore the population of the study are the members and officials of cooperatives societies in the five (5) institutions in Kwara State.

3.3 Sample Frame

The sample frame for this study represent the membership strength of cooperative societies of the institutions selected in Kwara State. The total number of cooperators numbers across all the cooperative societies are 3,532. With Unilorin BUSCOM having a members of 980, Alhikmah Cooperative Societies 520 members, Kwara State University Cooperatives Societies with a members of 650, At-Taqwa Cooperative Societies with 682 members and Kwara State College of Education cooperative Society

with 700 members. This data was gotten from the official of each cooperative societies since they have the data base of their members.

Table 3.2: Cooperatives Societies with its Members Strength

S/N	Institutions	Cooperative number	Cooperative societies name
1	University of Ilorin	980	BUSCOM CS
2	AlHikmah University	520	ALHIKMAH CS
3	Kwara State University	650	AL-HALAL CS
4	Kwara State Polytechnic, Ilorin	682	KWPOLY ATQ CS
5	Kwara State College of Education, Ilorin	700	KWCOE CS
Total		3,532	

Source: Cooperative directory

3.4 Sampling Size

In determining a representative sample from the total population of the five cooperative societies belonging to the five institutions selected members, we shall adopt the formula for determining the sample size from the total population given by Yomens (2000). The formula is given as follows;

$$SS = \frac{N}{1+N(e)^2}$$

Where: SS is the sample size, N is the population size and e is the tolerable error in investigating the population.

$$SS = \frac{3532}{1+35 (0.05)^2}$$

$$= 359$$

The sample size arrived at would be distributed proportionately across all the cooperative societies.

Table 3.3: Summary of the Sample Size of Cooperative Societies

Cooperative Societies	Population size	Sample size
BUSCOM CS	980	100
ALHIKMAH CS	520	53
AL-HALAL CS	650	66
KWPOLY ATQ CS	682	69
KWCOE CS	700	71
TOTAL	3,532	359

Source: Author's Computation (2022)

3.5 Sampling Techniques

This study utilized a non-probability sampling technique as it is deemed the most appropriate sampling procedure for this study. The selection was based on work of Abdulkareem et al. (2020) which adopted a purposive sampling method. Purposive sampling is a method where the sample will be selected on a certain characteristic, enabling answering research questions. Employing a purposive sampling enables information to be collected from participants based on the purpose of research. Furthermore, purposive sampling is useful to obtain information from a specific target group (Sekaran and Bougie, 2016).

Furthermore, data were acquired using a selective sample strategy (also known as purposive sampling) from five Tertiary Institution-based Cooperative Societies in Kwara State, which represents one of Nigeria's North-Central states. The decision of Nigeria's

North-Central geopolitical zone is based on the country's rich cooperative culture and practice. In addition, the zone has a greater number of higher education institutions than other North-Central zones in Nigeria. All of these characteristics make it appropriate for this study.

3.6 Source of Data Collection

The data employed in this study were generated from two sources. This includes primary and secondary sources.

3.6.1 Primary data source

Primary data refers to data obtained directly from the field. It is also known as firsthand information collected by the researcher. The primary data for this study were obtained through questionnaire administered on respondents of the study area. To acquire information on the evaluation of cooperative societies in housing finance in Tertiary Institutions in Kwara State, two sets of questionnaires were self-administered to 270 cooperative members and 5 officials of the selected cooperative societies.

The primary data include, activities of cooperative societies, strategies of housing finance of the cooperative societies, level of cooperative satisfaction with the housing finance and the challenges faced by cooperative societies in housing finance in the study area.

3.6.2 Secondary data source

The secondary data required for this study include information on cooperative societies that were obtained through review of relevant journals, articles and textbooks. The total number of member of cooperative societies was obtained from the cooperative directory while maps showing the study area was collected from Kwara State Bureau of Lands.

3.7 Instrument for Data Collection

The data used for this research work was obtained by distributing the designed questionnaires (the research instrument) to members and officials of the five institutions Cooperative Societies.

3.8 Analytical Technique

For data analysis and testing of hypotheses. This study used descriptive and inferential statistics. The descriptive statistics used frequency, percentage to analyze the information on demographics of the study. The inferential statistics on the other hand was used to analysis the formulated objectives of the study.

Table 3.4: Objectives of the Study and Analytical Tools Suitable

Objectives	Analytical Tools	Use
To examine the activities of cooperative societies	Descriptive Statistic and Inferential Statistics	Median, frequencies of Likert scale item. Hypothesis would be tested with the use of T-test and Kendall coefficient of concordance
To examine the strategies of housing finance of the cooperative societies	Descriptives Statistic	Mean, Standard deviation
To determine the success rate of strategies of housing finance of cooperative societies	Descriptive Statistics	Frequencies, Percentage
To assess the level of cooperators satisfaction with strategies of housing finance of the cooperative societies	Descriptive statistics and Inferential Statistics	Frequencies, Likert Scale items, Cooperator's Satisfaction index (Mean, Standard Deviation), Range of Dissatisfaction Index (RDI). Hypothesis would be tested by using the mean of CS and also the use of Independent samples T-test.

To examine the challenges faced by cooperative societies in housing finance	Descriptive statistics	The use of frequencies of Likert scale items. Ranking the challenges with the use of their mean score
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Objective 1

To examine the activities of cooperative societies in the selected tertiary institutions

Hypothesis 1: There are no statistically significant differences in the current activities of co-operative societies in the institutions across three levels (land acquisition, finance and construction) of the housing supply value chain.

Statistical tool: Independent sample t-test

Procedure: A test of differences between the cooperative societies and participation in housing development was carried out.

Objective 2

To examine the strategies of housing finance of the cooperative societies in the study area

Hypothesis 2 : There is no statistically significant difference in the strategies of housing finance across the cooperative societies in the study area.

Objectives 4

Hypothesis four is tested using the Cooperators Satisfaction Index (CSI). The CSI was arrived at by dividing the assumption of the weight value (total weight value – TWV) by the total number of respondents. The TWV is the addition of the product of the numbers of responses to each of the variables and the weight value attached to each rating . Five variables were used in the determination of the CSI, they are, interest rate, affordability, transaction costs, availability and collateral. The mean of the CSI distribution was also computed. Furthermore, the deviation about the mean of each variable, and the variance

and standard deviation of the distributions were also calculated to measure the scatter about the mean. Mathematically, the CSI can be expressed as follows.

TWV=

$$\sum_{i=1}^n P_i V_i$$

Where $i= 1, 2 \dots n$

Where TWV is the total weight value, P_i is the number of respondents rating an attribute I , V_i is the weight assigned to attribute i , The CSI to each attribute is arrived at by dividing the TWV by the summation of the respondents to each of the five ratings of an attribute.

This implies,

$$CSI = \frac{TWV}{\sum_{i=1}^n P_i}$$

The closer the CSI of an attribute is to 5, the higher the assumed cooperators satisfaction

3.9 Reliability and Validity

3.9.1 Reliability test on the items to ascertain if the items scale are suitable for achieving objective 1

The reliability test was carried out on the items (3) that would be used for **objective 1**, which is examine the activities of cooperative societies in the selected institution. The basic three items that form the activities of cooperatives societies are finance/loan, land acquisition and housing construction. The table below shows the results of the reliability of the three item across the five selected tertiary institution cooperative society;

Table 3.5: Reliability Test of Cooperative Activities Scale (BUSCOM CS)

Item	Activities	Corrected Item-Total Correlation	Squared Multiple Correlation	Cronbach's Alpha if item Deleted
1.	Finance	0.621	0.412	0.718
2.	Land acquisition	0.693	0.482	0.679
3.	Housing construction	0.610	0.409	0.743

Item Total Statistics**Scale statistics**

No of cases	75	Mean	10.0667
No of items	3	Variance	8.901
Cronbach's alpha coefficient	0.786	Std-D	2.9834

The study decided to use a 5-point Likert scale, with 1 being Extremely high, 2 being High, 3 being Partially Low, 4 being Low, and 5 being Extremely Low. Through the Cronbach's alpha reliability test, the dependability of cooperative activities was ascertained from 75 cooperative members with 0.786 Cronbach's alpha coefficient. According to VanGriethuijsen *et al.* (2015) in Abdulkareem *et al.* (2020) the research instrument employed for this work has a dependable and above-acceptable reliability margin of 0.7

Table 3.5.1: Reliability Test of Cooperative Activities Scale (ALHIKMAH CS)

Item	Activities	Corrected Item-Total Correlation	Squared Multiple Correlation	Cronbach's Alpha if item Deleted
1.	Finance	0.484	0.501	0.829
2.	Land acquisition	0.828	0.760	0.328
3.	Housing construction	0.498	0.631	0.750
Item total statistics		Scale statistics		
No of cases		41	Mean	8.9024
No of items		3	Variance	5.590
Cronbach's alpha coefficient		0.739	Std-D	2.36437

Through the Cronbach's alpha reliability test, the dependability of cooperative activities was ascertained from 41 cooperative members with 0.739 Cronbach's alpha coefficient

Table 3.5.2: Reliability Test of Cooperative Activities Scale (AL-HALAL CS)

Item	Activities	Corrected Item-Total Correlation	Squared Multiple Correlation	Cronbach's Alpha if item Deleted
1.	Finance	0.845	0.955	0.530
2.	Land Acquisition	0.843	0.954	0.540
3.	Housing Construction	0.373	0.143	0.988
Item total statistics		Scale statistics		
No of cases		51	Mean	9.9020
No of items		3	Variance	6.810
Cronbach's alpha coefficient		0.812	Std-D	2.6096

Through the Cronbach's alpha reliability test, the dependability of cooperative activities was ascertained from 51 cooperative members with 0.812 Cronbach's alpha coefficient.

Table 3.5.3: Reliability Test of Cooperative Activities Scale (AT-TAQWA CS)

Item	Activities	Corrected Item-Total Correlation	Squared Multiple Correlation	Cronbach's Alpha if item Deleted
1.	Finance	0.687	0.623	0.787
2.	Land acquisition	0.829	0.724	0.619
3.	Housing construction	0.598	0.428	0.867
Item total statistics		Scale statistics		
No of cases		50	Mean	10.800
No of items		3	Variance	2.694
Cronbach's alpha coefficient		0.832	Std-D	1.641

Through the Cronbach's alpha reliability test, the dependability of cooperative activities was ascertained from 50 cooperative members with 0.832 Cronbach's alpha coefficient.

Table 3.5.4: Reliability Test of Cooperative Activities Scale (KWCOE CS)

Item	Activities	Corrected Item-Total Correlation	Squared Multiple Correlation	Cronbach's Alpha if item Deleted
1.	Finance	0.778	0.832	0.774
2.	Land Acquisition	0.910	0.869	0.639
3.	Housing Construction	0.566	0.445	0.944
Item total statistics		Scale statistics		
No of cases		53	Mean	10.566
No of items		3	Variance	3.943
Cronbach's alpha coefficient		0.860	Std-D	1.986

Through the Cronbach's alpha reliability test, the dependability of cooperative activities was ascertained from 50 cooperative members with 0.860 Cronbach's alpha coefficient.

According to VanGriethuijsen *et al.* (2015) in Abdulkareem *et al.* (2020) the research

instrument employed for this work has a dependable and above-acceptable reliability margin of 0.860

3.9.2 Reliability test to ascertain if the item scale are suitable for achieving Objective 2

The reliability test was carried out on the 9 items scale for housing intervention strategies by five (5) officials across the five cooperative societies in the selected tertiary institution by using a 4-point scale as earlier adopted by Abdulkareem *et al.* (2020) in her studies of effectiveness of housing intervention strategies. Nine items were selected arrived from literatures (See, Abdulkareem *et al.*, 2020) and also gotten from the official of cooperative societies. The table below shows the results of the reliability of the 9 items across the five selected tertiary institution cooperative society;

Table 3.6: Five Experts Rated Housing Finance Strategies on a 9-item Scale using a 4-point Relevant Scale

S/N	Strategies of housing finance	No in agreement	I-CVI	Pc	Kappa
1.	Land acquisition, layout and allocation	5	1.000	0.03125	1.000
2.	Processing of building and land title doc.	5	1.000	0.03125	1.000
3.	Acquisition of building materials	5	1.000	0.03125	1.000
4.	Provision of general loans	5	1.000	0.03125	1.000
5.	Specific loan for land purchase	5	1.000	0.03125	1.000
6.	Provision of special loans for renovation of existing building	4	0.800	0.15625	0.7630
7.	Collective purchase of land and embarking on building construction	4	0.800	0.15625	0.7630
8.	Outright acquisition of complete housing	4	0.800	0.15625	0.7630
9.	Accessing housing loans from government Agencies/banks	4	0.800	0.15625	0.7630

According to McHugh (2012) the reliability analysis using Cohen’s Kappa is on six level of agreement with its corresponding value of kappa (“0-20”=none agreement, “.21-

.39”=Minimal level of agreement, “-.40-.59”= Weak agreement, “.60-.79”= Moderate, “.80-.90” =Strong and “Above .90”= Almost Perfect) which clearly signifies the reliability of the data. From the table 3.6 above the kappa value of all the 9-item scale ranges from moderate agreement to perfect agreement.is above 76%.

Table 3.7: Reliability test of housing intervention scale

S/N	Strategies of housing finance	Corrected item-Total Correlation	Squared Multiple Correlation	Cronbach’s Alpha if Item Deleted
1.	Land acquisition, layout and allocation	0.940	0.954	0.957
2.	Processing of building and land title doc.	0.933	0.960	0.958
3.	Acquisition of building materials	0.964	0.961	0.956
4.	Provision of general loans	0.403	0.286	0.980
5.	Specific loan for land purchase	0.878	0.938	0.962
6.	Provision of special loans for renovation of existing building	0.902	0.928	0.960
7.	Collective purchase of land and embarking on building construction	0.944	0.941	0.957
8.	Outright acquisition of complete housing	0.908	0.939	0.959
9.	Accessing housing loans from government Agencies/banks	0.905	0.932	0.959
Item total statistics		Scale statistics		
No.of cases	270	Mean	34.0407	
No. of items	9	Variance	84.552	
Cronbach’s alpha coefficient	0.965	Std-D	9.1952	

The research instrument employed for this work has a dependable and above-acceptable reliability margin of 0.965. Therefore the research instrument is reliable.

CHAPTER FOUR

4.0 DATA ANALYSIS AND DISCUSSION OF RESULTS

4.1 Data Presentation

Table 4.1: Summary of Questionnaire

Cooperative Societies	Questionnaire Administered	Questionnaire Retrieved
BUSCOM CS	100	75
ALHIKMAH CS	53	41
AL-HALAL CS	66	51
KWPOLY ATQ CS	69	50
KWCOE CS	71	53
TOTAL	359	270

Source: Field Survey (2022)

Table 4.2: Respondents Sex, Age and Educational Qualification

	Response Frequency	Percentage of Respondents
SEX		
Male	183	67.8
Female	87	32.2
Total	270	100.0
AGE		
20-30 years	25	9.3
31-40 years	99	36.7
41-50 years	90	33.3
51-60 years	55	20.3
Above 60 years	1	0.4
Total	270	100.0
EDUCATIONAL STATUS		
First Leaving Certificate	17	6.3
School Certificate	37	13.7
Tertiary Education Certificate	216	80.0
Total	270	100.0
WORK EXPERIENCE		
0-5	43	15.9
6-10	47	17.4
11-15	37	13.7
16-20	50	18.5
21-25	43	15.9
26-30	32	11.9

31-35	18	6.7
Total	270	100.0

Source: Field Survey (2022)

Responses from respondents on their sex, age, and educational level are shown in Table 4.2. There were 270 responses in all, of whom 87 (32.2%) were female and 183 (67.8%) were male. Additionally, 25 (9.3%) belong to the 20–30 age bracket, 99 (36.7%) to the 31–40 age bracket, 90 (33.3%) to the 41–50 age bracket, and 55 (20.3%) to the 51–60 age bracket. Only one member is over the age of 60. The first leaving certificate (FSLC) is held by 17 (6.3%) of the 270 respondents, the secondary school certificate by 37 (13.7%), and the university education certificates by 216 (80.4%) of the respondents.

Their years of experience were also presented in the same table 4.1 and observed that 43 (15.9%) of the cooperators have 0 – 5 years working experience, 47 (17.4%) of them have 6 – 10 years working experience, 37 (13.7%) of the respondents have 11 – 15 years working experience, 50 (18.5%) of the respondents have 16 – 20 years working experience, 43(15.9%) of the respondents have 21-25 years working experience, 32(11.9%) of the respondents have 26-30 years working experience and 18(6.7%) of the respondents have 31-35 years working experience

4.2 The Activities of Cooperatives Societies in the Selected Tertiary Institution

Table 4.3 Extent of Participation of Cooperative Societies in Housing Finance

Buscom CS					
Scale/Activity	Extremely High	High	Partially Low	Low	Extremely low
Loan	40(53.3%)	15(20.0%)	10(13.3%)	5(6.7%)	5(6.7%)
Land acquisition	30(40.0%)	23(30.7%)	15(20.0%)	5(6.7%)	2(2.7%)
Construction	10(13.3%)	1(1.3%)	0(0%)	25(33.3%)	39(52.0%)
A-lhikmah CS					
Loan	25(61.0%)	10(24.4%)	2(2.9%)	2(2.9%)	2(2.9%)
Land acquisition	5(12.2%)	10(24.4%)	20(48.8%)	5(12.2%)	1(2.4%)
Construction	0(0%)	1(2.4%)	2(4.9%)	8(19.5%)	30(73.2%)
Al-Halal CS					
Loan	25(49.0%)	17(33.3%)	3(5.9%)	4(7.8%)	2(3.9%)
Land acquisition	26(51.0%)	16(31.4%)	5(9.8%)	2(3.9%)	2(3.9%)
Construction	0(0%)	1(2.0%)	5(9.8%)	10(19.6%)	35(68.6%)
At-Taqwa MSC					
Loan	38(76.0%)	10(20.0%)	2(4.0%)	0(0%)	0(0%)
Land acquisition	30(60.0%)	15(30.0%)	5(10.0%)	0(0%)	0(0%)
Construction	0(0%)	1(2.0%)	2(4.0%)	22(44.0%)	25(50.0%)
KWCOE CS					
Loan	35(66.0%)	15(28.3%)	2(3.8%)	1(1.9%)	0(0%)
Land acquisition	30(56.7%)	20(37.7%)	1(1.9%)	2(3.8%)	0(0%)
Construction	0(0%)	0(0%)	5(9.4%)	20(37.7%)	30(56.6%)

Source: Field Survey (2022)

As shown in the table 4.3 the extent of participation of cooperative societies was carried out across all the five cooperative societies. The participation of Buscom cooperative societies in loan activities and land acquisition is extremely high with 40(53.3%) and 30(40.0%) respectively while construction activities is extremely low 39(52.0%)

While in Al-Hikmah CS loan activities take up 25(49.0%) while land acquisition is low 20(48.8%). Loan activities in Al-Halal cooperative society is 25(49.0%) and land activities 30(60.0%). This implies that land acquisition activities is higher than both loan activities and construction activities in Al-Halal CS. In At-Taqwa MSC loan activities is higher than land acquisition with 38(76.0%) to 30(60.0%) while construction activities is very low with 0(0.0%). In KwCoe CS the loan activities takes 35(66.0%) against 30(56.7%) of land acquisition activities with 0(0.0%) indicated construction activities is low.

4.2.2 Test of hypothesis for research objective 1.

Hypothesis 1: There are no statistically significant differences in the current activities of co-operative societies in the institutions across

Statistical Tool: Independent sample t-test

Procedure: A test of differences between the cooperative societies and participation in housing development was carried out.

Table 4.4: Results of T-tests and Descriptive Statistics for Level of Participation in Housing Activities of the Co-operative Societies (BUSCOM CS and AL-HIKMAH CS)

Outcome	Group						Mean Difference			
	BUSCOM CS			AL-HIKMAH CS			T	DF	Sig.	
	Mean	SD	N	Mean	SD	N				
Finance	4.067	1.245	75	4.220	1.215	41	0.154	0.637	114	0.525
Land	4.093	0.947	75	3.317	0.934	41	0.776	4.241	114	0.000
Housing	1.906	1.337	75	1.366	0.698	41	0.541	2.414	114	0.017

Source: Field Survey (2022)

As shown in Table 4.4 for BUSCOM cooperative, the major activity is land acquisition with mean of 4.093, followed by finance (4.067) and housing construction (1.9067).

ALHIKMAH Cooperative societies, the common activity is finance/loan with a mean of 4.220; followed by land acquisition and house construction with a mean of 1.366.

It is observable that BUSCOM has stronger participation in land acquisition and housing construction with higher mean values while Alhikmah cooperative societies has greater participation in finance/loan.

At $p=0.000 < 0.005$, the null hypothesis is rejected; as the test statistics show that there are statistically significant differences between the activities of cooperative societies with regards to land activities, with Buscom co-operatives showing higher levels of participation.

Table 4.5: Results of T-tests and Descriptive Statistics for Level of Participation in Housing Activities of the Co-Operative Societies (BUSCOM CS and AL-HALAL CS)

Outcome	Group									
	BUSCOM CS			AL-HALAL CS			Mean Difference			
	Mean	SD	N	Mean	SD	N	T	DF	Sig.	
Finance	4.067	1.245	75	4.157	1.102	51	0.09	0.417	114	0.677
Land	4.093	0.947	75	4.216	.045	51	0.683	4.241	114	0.496
Housing	1.907	1.337	75	1.530	0.902	51	1.762	2.414	114	0.081

Source: Field Survey (2022)

As shown in table 4.5 for Al-Halal cooperative, the major activity is land acquisition with mean of 4.216, followed by finance (4.157) and housing construction (1.9067). in Buscom cooperative societies, the common activity is land with a mean of 4.093; followed by finance and house construction with a mean of 4.067 and 1.907 respectively.

It is observable that Al-Halal CS has stronger participation in land acquisition and housing construction with higher mean values while Buscom cooperative societies has greater participation in finance/loan.

At $p=0.677>0.005$; $0.496>0.005$; $0.081>0.005$ the null hypothesis is accepted; as the test statistics show that there is no statistically significant differences between the activities of cooperative societies with regards to loan/finance, land activities and housing construction between the group of cooperative societies.

Table 4.6: Results of T-tests and Descriptive Statistics for Level of Participation in Housing Activities of the Co-operative Societies (BUSCOM CS and AT-TAQWA CS)

Outcome	Group						Mean Difference			
	BUSCOM CS			AT-TAQWA CS			T	DF	Sig.	
	Mean	SD	N	Mean	SD	N				
Finance	4.067	1.245	75	4.720	0.536	51	0.653	3.495	123	0.001
Land	4.093	0.947	75	4.500	0.678	51	0.407	2.622	123	0.010
Housing	1.907	1.337	75	1.588	0.673	51	0.319	1.598	123	0.113

Source: Field Survey (2022)

As shown in table 4.6 for At-Taqwa cooperative, the major activity finance (4.720) followed by is land acquisition with mean of 4.50, and housing construction (1.588). in Buscom cooperative societies, the common activity is land with a mean of 4.093; followed by finance and house construction with a mean of 4.067 and 1.907 respectively. It is observable that At-Taqwa Cos has stronger participation in land acquisition and housing construction with higher mean values while Buscom cooperative societies has greater participation in finance/loan.

At $p=0.001 < 0.005$ the null hypothesis is rejected; as the test statistics show that there is statistically significant differences between the activities of cooperative societies with regards to loan/finance of cooperative societies.

Table 4.7: Results of T-tests and Descriptive Statistics for Level of Participation in Housing Activities of the Co-operative Societies (BUSCOM CS and KWCOE CS)

Outcome	Group						Mean Difference			
	BUSCOM CS			KWCOE CS			T	DF	Sig.	
	Mean	SD	N	Mean	SD	N				
Finance	4.067	1.245	75	4.528	0.846	53	0.461	2.341	126	0.021
Land	4.093	0.947	75	4.472	0.723	53	0.380	2.451	126	0.016
Housing	1.907	1.337	75	1.566	0.665	53	0.341	1.712	126	0.089

Source: Field Survey (2022)

As shown in table 4.7 for Kwaracoe cooperative, the major activity is finance with mean of 4.528 and land acquisition with mean of 4.472, and housing construction (1.566). in Buscom cooperative societies, the common activity is land with a mean of 4.093; followed by finance and house construction with a mean of 4.067 and 1.907 respectively. It is observable that Kwcoe CS has stronger participation in land acquisition and housing construction with higher mean values while Buscom cooperative societies has greater participation in finance/loan.

At $p=0.021 > 0.005$; $0.016 > 0.005$; $0.089 > 0.005$ the null hypothesis is accepted; as the test statistics show that there is no statistically significant differences between the activities of cooperative societies with regards to loan/finance, land activities and housing construction between the group of cooperative societies.

Table 4.8: Results of T-tests and Descriptive Statistics for Level of Participation in Housing Activities of the Co-operative Societies

Outcome	Group						Mean Difference	T	DF	Sig.
	AL-HIKMAH CS			AL-HALAL CS						
	Mean	SD	N	Mean	SD	N				
Finance	4.220	1.215	41	4.157	1.102	51	0063	0.260	90	0.795
Land	3.317	0.934	41	4.216	0.045	51	0.899	6.873	90	0.000
Housing	1.366	0.698	41	1.530	0.902	51	0.164	0.956	90	0.342
	AL-HIKMAH CS			AT-TAQWA CS			MD	T	DF	Sig
	Mean	SD	N	Mean	SD	N				
Finance	4.220	1.215	41	4.720	0.530	51	0.500	2.639	90	0.010
Land	3.317	0.934	41	4.500	0.678	51	1.183	7.033	90	0.000
Housing	1.366	0.698	41	1.588	0.673	51	0.222	1.547	90	0.125
	AL-HIKMAH CS			KWCOE CS			MD	T	DF	Sig
	Mean	SD	N	Mean	SD	N				
Finance	4.220	1.215	41	4.528	0.846	53	0.308	1.448	92	0.151
Land	3.317	0.934	41	4.472	0.723	53	1.155	6.761	92	0.000
Housing	1.366	0.698	41	1.566	0.665	53	0.194	1.370	92	0.174

	AL-HALAL CS			AT-TAQWA CS						
	Mean	SD	N	Mean	SD	N	MD	T	DF	Sig
Finance	4.157	1.102	51	4.720	0.536	51	0.563	3.281	100	0.001
Land	4.216	0.045	51	4.500	0.678	51	0.284	2.985	100	0.004
Housing	1.530	0.902	51	1.588	0.673	51	0.058	0.368	100	0.714
	AL-HALAL CS			KWCOE CS						
	Mean	SD	N	Mean	SD	N	MD	T	DF	Sig
Finance	4.157	1.102	51	4.528	0.846	53	0.371	1.930	102	0.056
Land	4.216	0.045	51	4.472	0.723	53	0.256	2.985	102	0.013
Housing	1.530	0.902	51	1.566	0.665	53	0.036	0.368	102	0.817
	AT-TAQWA CS			KWCOE CS						
	Mean	SD	N	Mean	SD	N	MD	T	DF	Sig
Finance	4.720	0.536	51	4.528	0.846	53	0.192	1.376	102	0.172
Land	4.500	0.678	51	4.472	0.723	53	0.028	0.204	102	0.839
Housing	1.588	0.673	51	1.566	0.665	53	0.022	0.168	102	0.867

Source: Field Survey (2022)

From table 4.8 its shows the activities of cooperative societies, The activities of Al-Hikmah CS and Al-Halal CS its shows that there is no significant difference in land acquisition since it has a sig value of 0.000 which is less than 0.005 significance level which mean that the hypotheses should be reject and we can says there is a significance difference between the activities (land) of cooperative societies. Furthermore a significance value of 0.795 and 0.342 was gotten for activities of (Al-Hikmah CS and Al-Halal) in finance and housing construction this means that the hypothesis should be accept since the sig value of 0.795 and 0.342 >0.005.

Also the cooperatives (Al-Hikmah CS and At-Taqwa CS) activities in land acquisition is significance at $0.000 < 0.005$ while in finance and housing construction there is no significance difference in their activities.

The cooperatives (Al-Hikmah CS and Kwcoe CS) activities in land acquisition is significance at 0.000 which is less than 0.005. This means the hypothesis should be reject. Furthermore, the activities of cooperative societies in Al-Halal CS and At-Taqwa is significance at finance and land acquisition since a significance value of 0.001 and 0.004 which is less than 0.005. This means the hypotheses should be reject and we can say there is a statistically significance difference in the activities (finance and land acquisition) of the cooperatives societies (AL-Halal and At-Taqwa). But there is no significance difference between them in housing construction activity since it has a significance value of 0.714 which is greater than 0.005.

The activities of cooperatives societies (Al-Halal CS and Kwcoe CS) in finance, land acquisition and housing construction should be accepted since they have a significance level of 0.056, 0.013 and 0.817 respectively. The hypotheses should be accept i.e there is no statistically significance difference in the activities of cooperative societies (Al-Halal CS and Kwcoe CS).

Also, the activities of cooperatives societies (At-Taqwa CS and Kwcoe CS) in finance, land acquisition and housing construction have a significance level of 0.172, 0.839 and 0.867 respectively. The hypotheses should be accept i.e there is no statistically significance difference in the activities of cooperative societies (At- Taqwa CS and Kwcoe CS).

Table 4.9: Summary of the Independent T-Test of Housing Activities of Cooperative Societies

		BUSCOM			AL-HIKMAH			AL-HALAL			AT-TAQWA			KWCOE		
		F	L	H	F	L	H	F	L	H	F	L	H	F	L	H
BUSCOM	F				0.525			0.677			0.001			0.021		
	L					0.000			0.496			0.010			0.016	
	H						0.017			0.081			0.113			0.089
AL-HIKMAH	F	0.525						0.795			0.010			0.151		
	L		0.000						0.000			0.000			0.000	
	H			0.017						0.342			0.125			0.174
AL-HALAL	F	0.677			0.795						0.001			0.056		
	L		0.496			0.000						0.004			0.013	
	H			0.081			0.342						0.714			0.817
AT-TAQWA	F	0.001			0.010			0.001						0.712		
	L		0.010			0.000			0.004						0.839	
	H			0.113			0.125			0.714						0.867
KWCOE	F	0.021			0.151			0.056			0.172					
	L		0.016			0.000			0.013			0.839				
	H			0.089			0.174			0.817			0.867			

The Table 4.9 shows the results of T-test of the activities of the five selected cooperative societies. This includes BUSCOM, AL-HIKMAH, AL-HALAL, AT-TAQWA and KWCOE. With their corresponding level of significance to test the hypothesis; there is no statistically significant difference in the activities of cooperatives societies across five selected cooperative societies. Considering three areas of activities; finance, land acquisition and housing. The null hypothesis is accepted if the sig. is greater than 0.05 and rejected if sig. is less than 0.05.

Table 4.10: Rank of the Participation of Cooperatives Societies in Housing Activities

Cooperatives	Finance		Land		Housing construction	
	Mean	Rank	Mean	Rank	Mean	Rank
BUSCOM	4.067	2 nd	4.093	1 st	1.907	3 rd
ALHIKMAH	4.220	1 st	3.317	2 nd	1.366	3 rd
KWASU	4.156	2 nd	4.216	1 st	1.530	3 rd
AT-TAQWA	4.720	1 st	4.500	2 st	1.580	3 rd
KWCOE	4.528	1 nd	4.472	2 nd	1.566	3 rd

Source: Field Survey (2022)

Table 4.10; shows the ranking of activities of cooperatives societies and the level of participation on housing activities in all the five cooperative societies, in Buscom CS land ranked first followed by finance and housing construction while in Al-Hikmah CS finance ranked first, land ranked second and housing construction activities ranked third. Also in Al-Halal land ranked first followed immediately by finance and housing construction ranked third. In At-Taqwa and Kwcoe CS finance ranked first, followed by land and housing construction ranked third. This means that the cooperative societies are less active in housing construction activities across all the cooperative societies.

Table 4.11: Kendall's Coefficient of Concordance for Housing Activities across the Cooperative Societies

N	5
Kendall's W	0.760
Chi-Square	7.600
Df	2
Asymp. Sig.	0.022

Table 4.11 shows Kendall's coefficient of concordance (W) coefficient ranges from **0** (perfect disassociation) to **1** (perfect association). W is 0.760 this means there is a good association in the ranking of activities across the cooperative societies. Therefore we reject the null hypothesis since 0.022 is less than 0.05 level of significance.

	Null Hypothesis	Test	Sig.	Decision
1	The distributions of FIN, LAN and HOC are the same.	Related-Samples Kendall's Coefficient of Concordance	.022	Reject the null hypothesis.

Asymptotic significances are displayed. The significance level is .05.

The hypothesis; There is no statistically significance difference in the activities of cooperative societies is thereby rejected since sig. is 0.022 which is less than significance level of 0.05. The hypothesis can now be written as; there is statistically significance difference in the activities of cooperative societies. Similarly, W is 0.760 which indicate a statistical evidence of a good association in the ranking of the strategies of housing

finance across the cooperative societies. Since the coefficient ranges from 0 to 1 (Kemiki *et al.*, 2018).

4.3 Examination of the Strategies of Housing Finance across the Cooperative Societies

Table 4.12: Ranking of Housing Intervention Strategies (BUSCOM)

S/N	Housing intervention strategies	Mean	Std- Deviation	Rank
1	Land acquisition, layout and allocation	4.00	0.900	3 rd
2	Processing of building and land title document	3.80	1.284	4 th
3	Acquisition of building materials	4.27	0.935	2 nd
4	Specific loan for land purchase	4.33	0.794	1 st
5	Provision of special loans for renovation of existing building	3.20	1.433	7 th
6	Collective purchase of land and embarking on building construction	3.73	1.189	6 th
7	Outright acquisition of complete housing	3.73	1.189	5 th
8	Accessing housing loans from government agencies/bank	2.07	1.189	8 th

Source: Authors Field Survey (2022)

Table 4.12 shows the ranking of housing intervention strategies as adopted by BUSCOM Cooperative Societies. Specific loan for land purchase rank 1st with a mean of 4.33, acquisition of building material ranked 2nd with a mean of 4.27 while land acquisition, layout and allocation rank 3rd with a mean of 4.00. The least rank strategies is accessing

housing loan from government agencies/bank with a mean of 2.07 and corresponding standard deviation of 1.189.

Table 4.13: Ranking of Housing Intervention Strategies (AL-HIKMAH CS)

S/N	Housing intervention strategies	Mean	Std- Deviation	Rank
1	Land acquisition, layout and allocation	2.76	1.220	4 th
2	Processing of building and land title document	2.73	1.205	5 th
3	Acquisition of building materials	4.05	1.161	1 st
4	Specific loan for land purchase	3.32	1.368	2 nd
5	Provision of special loans for renovation of existing building	2.83	1.093	3 rd
6	Collective purchase of land and embarking on building construction	2.32	0.934	6 th
7	Outright acquisition of complete housing	1.83	0.972	7 th
8	Accessing housing loans from government agencies/bank	1.46	0.897	8 th

Source: Authors Field Survey (2022)

Table 4.13 shows the mean and standard deviation of the various strategies adopted by AL-HIKMAH cooperative societies with its corresponding ranking of mean score of each strategies. The strategies with the highest mean and ranked 1st is acquisition of building materials with a mean of 4.05 and standard deviation of 1.161 while specific loan for land purchase and provision of special loans for renovation of existing building ranked 2nd and 3rd with a mean of 3.32 and 2.83 respectively.

Table 4.14: Ranking of Housing Intervention Strategies (AL-HALAL CS)

S/N	Housing intervention strategies	Mean	Std- Deviation	Rank
1	Land acquisition, layout and allocation	4.43	0.728	1 st
2	Processing of building and land title document	3.71	1.205	4 th
3	Acquisition of building materials	4.25	0.845	2 nd
4	Specific loan for land purchase	3.96	0.937	3 rd
5	Provision of special loans for renovation of existing building	2.96	1.131	6 th
6	Collective purchase of land and embarking on building construction	3.16	1.286	5 th
7	Outright acquisition of complete housing	2.53	1.222	7 th
8	Accessing housing loans from government agencies/bank	1.67	0.816	8 th

Source: Authors Field Survey (2022)

Table 4.14 shows the various strategies in housing finance has adopted by AL-HALAL cooperative societies with it mean score and standard deviation of individual strategies. Land acquisition, layout and allocation ranked 1st with a mean of 4.43 and a corresponding value of standard deviation of 0.728, acquisition of building materials and specific loan for land purchase with a mean of 4.25 and 3.96 respectively and ranked 2nd and 3rd amongst the strategies of housing intervention.

Table 4.15: Ranking of Housing Intervention Strategies (AT-TAQWA CS)

S/N	Housing intervention strategies	Mean	Std- Deviation	Rank
1	Land acquisition, layout and allocation	4.50	0.678	1 st
2	Processing of building and land title document	4.40	0.670	2 nd
3	Acquisition of building materials	3.80	1.178	3 rd
4	Specific loan for land purchase	3.70	1.111	4 th
5	Provision of special loans for renovation of existing building	3.00	1.429	5 th
6	Collective purchase of land and embarking on building construction	2.40	1.443	6 th
7	Outright acquisition of complete housing	2.20	1.414	7 th
8	Accessing housing loans from government agencies/bank	1.74	1.121	8 th

Source: Authors Field Survey (2022)

The Table 4.15 shows the ranking of housing intervention of AT-TAQWA CS. The housing strategies with the highest mean is land acquisition, layout and allocation with a mean of 4.50 and therefore ranked first. Immediately followed by processing of building and land title document with a mean score of 4.40 and standard deviation of 0.670 while acquisition of building materials has a mean of 3.80 and ranked 3rd. with the least ranking strategies been 1.74 mean score and standard deviation of 1.121.

Table 4.16: Ranking of Housing Intervention Strategies (KWCOE CS)

S/N	Housing intervention strategies	Mean	Std- Deviation	Rank
1	Land acquisition, layout and allocation	4.32	0.850	2 nd
2	Processing of building and land title document	3.89	1.086	3 rd
3	Acquisition of building materials	3.45	1.249	4 th
4	Specific loan for land purchase	4.32	0.728	1 st
5	Provision of special loans for renovation of existing building	2.28	1.166	6 th
6	Collective purchase of land and embarking on building construction	2.62	1.304	5 th
7	Outright acquisition of complete housing	2.13	0.708	7 th
8	Accessing housing loans from government agencies/bank	1.55	0.889	8 th

Source: Authors Field Survey (2022)

Table 4.16 shows the housing intervention strategies of KWCOE cooperative societies. The first three strategies that ranked best are specific loan for land purchase, land acquisition, layout and allocation and processing of building and land title document with a mean of 4.32, 4.32 and 3.89 respectively.

Table 4.17: Kendall's Coefficient of Concordance for Housing Strategies across Cooperative Societies

Cooperative Societies	LALA	PBUD	ABM	SLOP	PSRE	CPLB	OUAC	AHLG
BUSCOM	3	4	2	1	7	6	5	8
AL-HIKMAH	4	5	1	2	3	6	7	8
AL-HALAL	1	4	2	3	6	5	7	8
AT-TAQWA	1	2	3	4	5	6	7	8
KWCOE	1	3	4	2	6	5	7	8
T1	10	18	12	12	27	28	33	40
T2	100	324	144	144	729	784	1089	1600
Mean	2.00	3.60	2.40	2.40	5.40	5.60	6.60	8.00
Ranking								
N	5							
Kendall's W	0.823							
Chi-Square	28.800							
Df	7							
Asymp. Sig.	0.000							

Source: Author's Field Survey (2022)

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distributions of LALA, PBUD, ABMA, SLOP, PSRE, CPLB, OUAC and AHLG are the same.	Related-Samples Kendall's Coefficient of Concordance	.000	Reject the null hypothesis.

Asymptotic significances are displayed. The significance level is .05.

The hypothesis; There is no statistically significance difference in the strategies of housing finance is thereby rejected since sig. is 0.000 which is less than significance level of 0.05. The hypothesis can now be written as; There is statistically significance difference in the strategies of housing finance. Similarly, W is 0.823 which indicate a statistical evidence of a good association in the ranking of the strategies of housing finance across the cooperative societies. Since the coefficient ranges from 0 to 1 (Kemiki *et al.*, 2018).

Table 4.18: Ranking of Housing Finance Strategies

S/N	Housing Strategies	Mean	Std. Deviation	Rank
1.	Land acquisition, layout and allocation	4.4259	0.80892	1 st
2.	Processing of building and land title doc.	4.0741	1.2768	4 th
3.	Acquisition of building materials	4.2963	0.97610	2 nd
4.	Specific loan for land purchase	4.2778	1.00956	3 rd
5.	Provision of special loans for renovation of existing building	3.7222	1.32767	5 th
6.	Collective purchase of land and embarking on building construction	3.7037	1.24401	6 th
7.	Outright acquisition of complete housing	3.2778	1.28498	7 th
8.	Accessing housing loans from government Agencies/banks	3.2037	1.25517	8 th

Source: Field Survey (2022)

Table 4.18 shows the ranking of the 8 housing intervention strategies adopted by the cooperative societies. Its effectiveness is measure by ranking the mean score of intervention strategies according to the members' perception of its effectiveness in housing finance. With land acquisition, layout and allocation ranked 1st with a mean score and standard deviation of 4.4259 and 0.80892, Acquisition of building materials ranked 2nd while Specific loan for land purchase ranked 3rd with a mean score of 4.2778 and Standard deviation of 1.00956, Processing of building and land title document ranked 4th with a mean of 4.0741 and Standard deviation of 1.2768, followed immediately is Provision of special loans for renovation of existing building with a mean of 3.7222 and Standard deviation of 1.32767. Collective purchase of land and embarking on building construction ranked 6th while outright acquisition of complete housing ranked 7th with a

mean score of 3.2778 and Standard deviation of 1.28498 and the least ranked is accessing housing loans from government agencies/banks with a mean score of 3.2037 and standard deviation of 1.25517.

Table 4.19: Kruskal Wallis Test of Housing Finance Strategies across Cooperative Societies

Test Statistics ^{a,b}								
	Land	Processing	Acquisition	Specific loan	Provision of special loan for renovation	Collective purchase	Outright	Accessing
Kruskal-Wallis H	56.119	40.536	6.386	26.065	6.381	56.188	102.673	14.308
Df	4	4	4	4	4	4	4	4
Asymp. Sig.	.000	.000	.172	.000	.172	.000	.000	.006

a. Kruskal Wallis Test

b. Grouping Variable: Group

Table 4.19 above shows the Kruskal Wallis Test of the various strategies of housing finance across group (cooperative societies). The results shows that there is statistically significant difference in the land acquisition, layout and allocation across all the five cooperative societies since the Asymp. Sig is 0.000. Therefore the null hypothesis should be rejected.

The processing of building and land title strategies is statistically significant across group of all the cooperative societies with a sig of 0.000. Therefore the hypothesis should be rejected.

Also acquisition of building materials has krustall wallis value of 6.386 and Asymp. Sig of 0.172 which is greater than 0.05 level of significance. This means that there are differences in the strategies of acquisition of building materials across the cooperative societies. The results therefore concluded that the hypothesis should be accepted or retain.

Specific loan for land purchase across the cooperative societies is 0.000 while the Kruskal Wallis gives 26.065. This means that there is statistically difference in the strategies of specific loan for land purchase across all the cooperative societies. Furthermore the hypothesis should therefore be rejected.

Provision of special loans for renovation of existing building across all the cooperative societies has a Kruskal Wallis value of 6.381 and a sig of 0.172 which is less than 0.05 level of significance. This means that there is no statistical variation in the strategies of provision of special loan for renovation across the group. Therefore the hypothesis should be accepted.

Collective purchase of land and embarking on building construction has Asymp. Sig of 0.000 and Kruskal Wallis value of 56.188. This means that there is statistically significance difference in the strategies of collective purchase of land and embarking on building construction adopted by the cooperative societies. This means that the null hypothesis should be rejected.

Outright acquisition of complete housing across all the cooperative societies shows that there is statistically significance difference since its has an Asymp. Sig of 0.000 and Kruskal Wallis of 102.673. This means that the null hypothesis should be rejected.

Accessing housing loans from government agencies/banks as a strategy adopted by all the cooperatives shows that there exist between all the cooperative societies a statistically significance differences because the Kruskal Wallis value is 14.308 and the Asymp. Sig is 0.006 which is less than 0.05 level of significance. Therefore the null hypothesis should be rejected.

Table 4.20: Summary of Non-Parametric Test

Hypothesis Test Summary				
	Null Hypothesis	Test	Sig.	Decision
1	The distribution of Land is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.000	Reject the null hypothesis.
2	The distribution of Processing is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.000	Reject the null hypothesis.
3	The distribution of Acquisition is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.172	Retain the null hypothesis.
4	The distribution of Specific loan is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.000	Reject the null hypothesis.
5	The distribution of Provision of special loan for renovation is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.172	Retain the null hypothesis.
6	The distribution of Collective purchase is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.000	Reject the null hypothesis.
7	The distribution of Outright is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.000	Reject the null hypothesis.
8	The distribution of Accessing is the same across categories of Group.	Independent-Samples Kruskal-Wallis Test	.006	Reject the null hypothesis.

Asymptotic significances are displayed. The significance level is .05.

4.4 Success Rate of Strategies of Housing Finance of Cooperative Societies

Table 4.21: Success Rate of Strategies of Housing Finance (BUSCOM CS)

S/N	Strategies of Housing Finance	Subscription	Delivered	Success rate
1	Land acquisition, layout and allocation	74	66	89.0
2	Processing of building and land title doc	75	55	73.3
3	Acquisition of building materials	70	45	64.3
4	Specific loans for land purchase	72	40	55.5
5	Provision of special loans for renovation of existing building	50	10	20.0
6	Collective purchase of land and embarking on building construction	40	9	22.5
7	Outright acquisition of complete housing	35	6	17.1
8	Accessing housing loans from government agencies/banks	30	3	10.0

Source: Author Field Survey (2022)

Table 4.21 above shows the success rate of strategies of housing finance in BUSCOM cooperative society with land acquisition, layout and allocation having a success rate of (89.2%), Processing of building and land title document (73.3%), Acquisition of building materials(64.3%), Specific loan for land purchase (55.5%), Provision of special loans for renovation of existing building (20.0%), Collective purchase of land and embarking on building construction (22.5%), Outright acquisition of complete housing (17.1%) and Accessing housing loans from government agencies/banks (10.0%).

By averaging the success rates of each individual approach added together, the overall success rate of the housing intervention methods was calculate. The overall success rate of the strategies housing finance in BUSCOM cooperative societies yielded 44.0% which

apparently falls below expectation average. This implies that the cooperative societies housing provision method perform below expectation of the members.

Table 4.22: Success Rate of Strategies of Housing Finance (AL-HIKMAH)

S/N	Strategies of Housing Finance	Subscription	Delivered	Success rate
1	Land acquisition, layout and allocation	41	25	61.0
2	Processing of building and land title doc	40	15	37.5
3	Acquisition of building materials	41	30	73.2
4	Specific loans for land purchase	39	20	51.3
5	Provision of special loans for renovation of existing building	25	10	40.0
6	Collective purchase of land and embarking on building construction	30	4	13.3
7	Outright acquisition of complete housing	15	5	33.3
8	Accessing housing loans from government agencies/banks	10	2	20.0

Source: Author Field Survey (2022)

Table 4.22 above shows the success rate of strategies of housing finance in AL-HIKMAH cooperative society with land acquisition, layout and allocation having a success rate of (61.0%), Processing of building and land title document (37.5%), Acquisition of building materials(73.2%), Specific loan for land purchase (51.3%), Provision of special loans for renovation of existing building (40.0%), Collective purchase of land and embarking on building construction (13.3%), Outright acquisition of complete housing (33.3%) and Accessing housing loans from government agencies/banks (20.0%).

By averaging the success rates of each individual approach added together, the overall success rate of the housing intervention methods was calculate. The overall success rate of the strategies housing finance in AL-HIKMAH cooperative societies yielded 41.2% which apparently falls below expectation average. This implies that the cooperative societies housing provision method perform below expectation of the members

Table 4.23: Success Rate of Strategies of Housing Finance (AL-HALAL)

S/N	Strategies of Housing Finance	Subscription	Delivered	Success rate
1	Land acquisition, layout and allocation	51	41	80.4
2	Processing of building and land title doc	50	40	80.0
3	Acquisition of building materials	51	30	58.8
4	Specific loans for land purchase	45	25	55.6
5	Provision of special loans for renovation of existing building	20	5	25.0
6	Collective purchase of land and embarking on building construction	20	5	25.0
7	Outright acquisition of complete housing	10	2	20.0
8	Accessing housing loans from government agencies/banks	5	1	20.0

Source: Author Field Survey (2022)

Table 4.23 above shows the success rate of strategies of housing finance in AL-HALAL cooperative society with land acquisition, layout and allocation having a success rate of (80.4%), Processing of building and land title document (80.0%), Acquisition of building

materials(58.8%), Specific loan for land purchase (55.6%), Provision of special loans for renovation of existing building (25.0%), Collective purchase of land and embarking on building construction (25.0%), Outright acquisition of complete housing (20.0%) and Accessing housing loans from government agencies/banks (20.0%).

By averaging the success rates of each individual approach added together, the overall success rate of the housing intervention methods was calculate. The overall success rate of the strategies housing finance in AL-HALAL cooperative societies yielded 45.6% which apparently falls below expectation average. This implies that the cooperative societies housing provision method perform below expectation of the members.

4.24: Success Rate of Strategies of Housing Finance (AT-TAQWA CS)

S/N	Strategies of Housing Finance	Subscription	Delivered	Success rate
1	Land acquisition, layout and allocation	50	40	80.0
2	Processing of building and land title doc	50	39	78.0
3	Acquisition of building materials	49	35	71.4
4	Specific loans for land purchase	35	25	71.4
5	Provision of special loans for renovation of existing building	20	6	30.0
6	Collective purchase of land and embarking on building construction	10	2	20.0
7	Outright acquisition of complete housing	5	1	20.0
8	Accessing housing loans from government agencies/banks	10	2	20.0

Source: Author Field Survey (2022)

The Table 4.24 above shows the success rate of strategies of housing finance in AT-TAQWA cooperative society with land acquisition, layout and allocation having a success rate of (80.0%), Processing of building and land title document (78.0%), Acquisition of building materials(71.4%), Specific loan for land purchase (71.4%), Provision of special loans for renovation of existing building (30.0%), Collective purchase of land and embarking on building construction (20.0%), Outright acquisition

of complete housing (20.0%) and Accessing housing loans from government agencies/banks (20.0%).

By averaging the success rates of each individual approach added together, the overall success rate of the housing intervention methods was calculate. The overall success rate of the strategies housing finance in AT-TAQWA cooperative societies yielded 48.9% which apparently falls below expectation average. This implies that the cooperative societies housing provision method perform below expectation of the members

4.25: Success Rate of Strategies of Housing Finance (KWCOE CS)

S/N	Strategies of Housing Finance	Subscription	Delivered	Success rate
1	Land acquisition, layout and allocation	53	52	98.1
2	Processing of building and land title doc	40	28	70.0
3	Acquisition of building materials	48	20	41.7
4	Specific loans for land purchase	37	20	54.1
5	Provision of special loans for renovation of existing building	15	5	33.3
6	Collective purchase of land and embarking on building construction	10	2	20.0
7	Outright acquisition of complete housing	5	1	20.0
8	Accessing housing loans from government agencies/banks	10	2	20.0

Source: Author Field Survey (2022)

The Table 4.25 above shows the success rate of strategies of housing finance in KWCOE cooperative society with land acquisition, layout and allocation having a success rate of (98.1%), Processing of building and land title document (70.0%), Acquisition of building materials(41.7%), Specific loan for land purchase (54.1%), Provision of special loans for renovation of existing building (33.3%), Collective purchase of land and embarking on building construction (20.0%), Outright acquisition of complete housing (20.0%) and Accessing housing loans from government agencies/banks (20.0%).

By averaging the success rates of each individual approach added together, the overall success rate of the housing intervention methods was calculate. The overall success rate of the strategies housing finance in KWCOE cooperative societies yielded 44.7% which apparently falls below expectation average. This implies that the cooperative societies housing provision method perform below expectation of the members

The success rate for BUSCOM is (44.0%), AL-HIKMAH (41.2%), AL-HALAL (45.6%), AT-TAQWA (48.9%) and KWCOE CS (44.7%).

This implies that the cooperative with highest success rate is AT-TAQWA with 48.9%, followed by KWCOE which ranked 2nd, the third is AL-HALAL with success rate of 45.6%, BUSCOM ranked 4th with success rate of 44.0% and AL-HIKMAH ranked least with a success rate of 41.2%.

Therefore the overall success rate of strategies of housing finance was calculated by summation of all the individual cooperative success rate and dividing it by its average. We therefor arrive at a success rate of 45.0% as the success rate of strategies of housing finance in Kwara state with consideration on all the five selected tertiary institution based cooperative societies.

4.5 Assessment of the Level of Cooperative Satisfaction with the Strategies of Housing Finance of the Cooperatives Societies

Test of hypothesis number four; there is no statistically significance difference in Cooperator's level of satisfaction on the strategies of housing finance. Results from the cooperators satisfaction indexes (CSI) (interest rate, affordability, transaction cost, availability and collateral) were compared to test this hypothesis

Table 4.26: Descriptive (Frequency) of Cooperators Satisfaction with Cooperative Societies

Cooperative Societies	Attributes	Mean	Std-D	Rank
BUSCOM	Interest rate	3.13	1.369	4 th
	Affordability	3.20	1.433	3 rd
	Transaction cost	2.73	1.298	5 th
	Availability	3.28	1.530	2 nd
	Collateral	4.27	1.245	1 st
AL-HIKMAH	Interest rate	3.44	1.467	2 nd
	Affordability	2.88	1.536	5 th
	Transaction cost	3.44	1.501	3 rd
	Availability	3.07	1.555	4 th
	Collateral	4.56	0.896	1 st
AL-HALAL	Interest rate	3.78	1.604	3 rd
	Affordability	3.27	1.498	4 th
	Transaction cost	3.25	1.495	5 th
	Availability	3.88	1.409	2 nd
	Collateral	4.55	0.783	1 st
AT-TAQWA	Interest rate	3.54	1.446	3 rd
	Affordability	3.10	1.529	5 th
	Transaction cost	3.42	1.279	4 th
	Availability	3.98	1.270	2 nd

KWCOE	Collateral	4.24	1.170	1 st
	Interest rate	2.43	1.538	5 th
	Affordability	2.58	1.232	4 th
	Transaction cost	3.11	1.410	3 rd
	Availability	3.43	1.118	2 nd
	Collateral	3.94	1.151	1 st

Source: Field Survey (2022)

The Table 4.26 above shows the cooperator level of satisfaction with cooperative societies (SC) of BUSCOM cooperators are satisfied with collateral, affordability and availability of finance in the cooperative societies and this three attributes ranked 1st, 2nd and 3rd respectively with a mean of 4.27, 3.20 and 3.13. The cooperators level of satisfaction in Al-Hikmah cooperative societies with collateral, interest rate and transaction cost ranked 1st, 2nd, and 3rd respectively with a mean of 4.56, 3.44 and 3.44. while in Al-Halal and At-Taqwa cooperative societies both ranked collateral, availability and interest rate 1st, 2nd and 3rd with a mean of 4.55 and 4.24, 3.88 and 3.98, 3.78 and 3.54 respectively at both cooperative societies. In Kwcoe CS collateral is ranked 1st, availability ranked 2nd and Transaction cost ranked 3rd with mean of 3.94, 3.43 and 3.11 respectively.

Table 4.27: Cooperators Satisfaction Index (CSI) for Cooperative Societies (CS)

Attributes	Cooperators Satisfaction Index (CSI)				Range of Dissatisfaction Index (RDI)	
	Buscom CS		Al-Hikmah CS		RDI(Buscom)	RDI(Al-Hikmah)
	Mean	Std-D	Mean	Std-D		
Interest rate	3.13	1.369	3.44	1.467	1.87	1.56
Affordability	3.20	1.433	2.88	1.536	1.80	2.12
Transaction cost	2.73	1.298	3.44	1.501	2.27	1.56
Availability	3.28	1.530	3.07	1.555	1.72	1.93
Collateral	4.27	1.245	4.56	0.896	0.73	0.44

Average	3.322	1.375	3.478	1.391	1.678	1.522
Buscom CS and Al-Halal CS						
Interest rate	3.13	1.369	3.78	1.604	1.87	1.22
Affordability	3.20	1.433	3.27	1.498	1.80	1.73
Transaction cost	2.73	1.298	3.25	1.495	2.27	1.75
Availability	3.28	1.530	3.88	1.409	1.72	1.12
Collateral	4.27	1.245	4.55	.783	0.73	0.45
Average	3.322	1.375	3.746	1.3578	1.678	1.254
Buscom CS and At-Taqwa CS						
Interest rate	3.13	1.369	3.54	1.446	1.87	1.46
Affordability	3.20	1.433	3.10	1.529	1.80	1.90
Transaction cost	2.73	1.298	3.42	1.279	2.27	1.58
Availability	3.28	1.530	3.98	1.270	1.72	1.02
Collateral	4.27	1.245	4.24	1.170	0.73	0.76
Average	3.322	1.375	3.656	1.339	1.678	1.344
Buscom CS and Kwcoe CS						
Interest rate	3.13	1.369	2.43	1.538	1.87	2.57
Affordability	3.20	1.433	2.58	1.232	1.80	2.42
Transaction cost	2.73	1.298	3.11	1.410	2.27	1.89
Availability	3.28	1.530	3.43	1.118	1.72	1.57
Collateral	4.27	1.245	3.94	1.151	0.73	1.06
Average	3.322	1.375	3.098	1.290	1.678	1.902

Al-Hikmah CS and Al-Halal CS

Interest rate	3.44	1.467	3.78	1.604	1.56	1.22
Affordability	2.88	1.536	3.27	1.498	2.12	1.73
Transaction cost	3.44	1.501	3.25	1.495	1.56	1.75
Availability	3.07	1.555	3.88	1.409	1.93	1.12
Collateral	4.56	.896	4.55	.783	0.44	0.45
Average	3.478	1.391	3.746	1.358	1.522	1.254

Al-Hikmah and At-Taqwa CS

Interest rate	3.44	1.467	3.54	1.446	1.56	1.46
Affordability	2.88	1.536	3.10	1.529	2.12	1.90
Transaction cost	3.44	1.501	3.42	1.279	1.56	1.58
Availability	3.07	1.555	3.98	1.270	1.93	1.02
Collateral	4.56	.896	4.24	1.170	0.44	0.76
Average	3.478	1.391	3.656	1.339	1.522	1.344

Al-Hikmah CS and Kwco CS

Interest rate	3.44	1.467	2.43	1.538	1.56	2.57
Affordability	2.88	1.536	2.58	1.232	2.12	2.42
Transaction cost	3.44	1.501	3.11	1.410	1.56	1.89
Availability	3.07	1.555	3.43	1.118	1.93	1.57
Collateral	4.56	.896	3.94	1.151	0.44	1.06
Average	3.478	1.391	3.098	1.290	1.522	1.902

Al-Halal CS and At-Taqwa CS

Interest rate	3.78	1.604	3.54	1.446	1.22	1.46
Affordability	3.27	1.498	3.10	1.529	1.73	1.90
Transaction cost	3.25	1.495	3.42	1.279	1.75	1.58
Availability	3.88	1.409	3.98	1.270	1.12	1.02
Collateral	4.55	.783	4.24	1.170	0.45	0.76
Average	3.746	1.358	3.656	1.339	1.254	1.344

Al-Halal CS and Kwcoe CS

Interest rate	3.78	1.604	2.43	1.538	1.22	2.57
Affordability	3.27	1.498	2.58	1.232	1.73	2.42
Transaction cost	3.25	1.495	3.11	1.410	1.75	1.89
Availability	3.88	1.409	3.43	1.118	1.12	1.57
Collateral	4.55	.783	3.94	1.151	0.45	1.06
Average	3.746	1.358	3.098	1.290	1.254	1.902

At-Taqwa CS and Kwcoe CS

Interest rate	3.54	1.446	2.43	1.538	1.46	2.57
Affordability	3.10	1.529	2.58	1.232	1.90	2.42
Transaction cost	3.42	1.279	3.11	1.410	1.58	1.89
Availability	3.98	1.270	3.43	1.118	1.02	1.57

Collateral	4.24	1.170	3.94	1.151	0.76	1.06
Average	3.656	1.339	3.098	1.290	1.344	1.902

Source: Author's Computation from SPSS

The Table 4.27 above shows that the CSI attributes for Buscom CS (mean) average is 3.322 which is lower than CSI attributes for Al-Hikmah CS with an Average mean of 3.478. Also the Range of dissatisfaction Index (RDI) of Buscom is 1.678 while Al-Hikmah is 1.522., the average range of dissatisfaction (ARD) where the smallest is better (Sani, 2015), it can be observed that the ARD for Al-Hikmah cooperative have the smallest value of 1.522 as against ARD of Buscom which is 1.678 .This implies that Al-Hikmah CS level of satisfaction is higher than Buscom CS. Also Al-Halal level of cooperator satisfaction is higher than Buscom CS with 1.254 and 1.678 respectively.

The Average Range of Dissatisfaction for Buscom CS is 1.678 compare to ARD of At-Taqwa with 1.344. Which means that At-Taqwa CS level of satisfaction is higher than Buscom CS.

The ARD of Buscom CS as compare with Kwcoe CS is 1.678 and 1.902. This means that Buscom CS level of satisfaction is higher than Kwcoe CS. Also the ARD of Al-Hikmah and Al-Halal is 1.522 and 1.254 respectively.

The average range of Dissatisfaction of At-Taqwa as compare to Kwcoe CS is 1.344 and 1.902 which signify that At-Taqwa level of satisfaction is better than Kwcoe CS

In further areas of research as highlighted by Sani (2015) that a t-test can be incorporated into the CSI for further analysis in comparing cooperators ratings of CS in order to test for hypothesis . This study also advance the frontiers of knowledge in this area by adopting an independent t-test. Below is the results of the independent t-test.

Table 4.28: Independent T-test Level of Satisfaction of Cooperators across Cooperative Societies

Buscom CS and Al-Hikmah CS						
Attributes	Mean	Std	Error	T	Df	Sig (95%)
	Difference	Difference				
Interest rate	0.310	0.273		1.137	114	0.258
Affordability	0.320	0.286		1.121	114	0.265
Transaction cost	0.710	0.286		1.121	114	0.009
Availability	0.210	0.299		0.703	114	0.484
Collateral	0.290	0.220		1.316	114	0.191
Buscom CS and Al-Halal						
Interest rate	0.650	0.266		2.441	124	0.016
Affordability	0.070	0.265		0.264	124	0.794
Transaction cost	0.520	0.258		2.014	124	0.041
Availability	0.600	0.269		2.229	124	0.028
Collateral	0.280	0.197		1.425	124	0.157
Buscom CS and At-Taqwa						
Interest rate	0.410	0.256		1.601	123	0.112
Affordability	0.100	0.269		0.372	123	0.710
Transaction cost	0.690	0.236		2.925	123	0.004
Availability	0.700	0.261		2.677	123	0.008
Collateral	0.300	0.223		0.135	123	0.893

Buscom CS and Kwcoe CS

Interest rate	0.700	0.259	2.706	126	0.008
Affordability	0.620	0.242	2.557	126	0.012
Transaction cost	0.380	0.242	1.573	126	0.118
Availability	0.150	0.247	0.608	126	0.545
Collateral	0.330	0.217	1.520	126	0.131

Al-Hikmah CS and At-Taqwa CS

Interest rate	0.100	0.307	0.325	89	0.746
Affordability	0.220	0.323	0.681	89	0.497
Transaction cost	0.020	0.291	0.069	89	0.945
Availability	0.910	0.296	3.074	89	0.003
Collateral	0.320	0.222	1.439	89	0.154

Al-Hikmah and At-Halal CS

Interest rate	0.340	0.324	1.050	90	0.296
Affordability	0.390	0.318	1.225	90	0.224
Transaction cost	0.190	0.315	0.604	90	0.547
Availability	0.810	0.310	2.612	90	0.011
Collateral	0.010	0.175	0.057	90	0.955

Al-Hikmah and Kwcoe CS

Interest rate	1.010	0.314	3.221	92	0.002
Affordability	0.300	0.285	1.051	92	0.296
Transaction cost	0.330	0.302	1.094	92	0.277
Availability	0.360	0.276	1.306	92	0.195
Collateral	0.620	0.218	2.845	92	0.005

Al-Halal CS and At-Taqwa CS

Interest rate	0.240	0.304	0.789	99	0.432
Affordability	0.170	0.301	0.564	99	0.574
Transaction cost	0.170	0.277	0.614	99	0.541
Availability	0.100	0.267	0.374	99	0.709
Collateral	0.310	0.198	1.568	99	0.120

Al-Halal CS and Kwcoe CS

Interest rate	1.350	0.308	4.382	102	0.000
Affordability	0.690	0.269	2.573	102	0.012
Transaction cost	0.140	0.285	0.491	102	0.624
Availability	0.450	0.249	1.808	102	0.074
Collateral	0.610	0.194	3.148	102	0.002

At-Taqwa and Kwcoe CS

Interest rate	1.110	0.295	3.768	101	0.000
Affordability	0.520	0.273	1.906	101	0.060
Transaction cost	0.310	0.266	1.166	101	0.246
Availability	0.550	0.235	2.336	101	0.021
Collateral	0.300	0.229	1.312	101	0.193

Source: Author's Computation from SPSS (2022)

From Table 4.28 shows the independent t-test of level of satisfaction of cooperators in respect of interest rate, affordability, transaction cost, availability and collateral across the cooperatives societies. The hypothesis set therefore; there is no statistically significance difference in the level of satisfaction of cooperators with housing finance of cooperative societies.

Comparing the level of satisfaction of **Buscom CS and Al-Hikmah CS** transaction cost has a sig. of 0.009 at a significance level of 0.05 which means H_0 should be rejected while

interest rate, affordability and collateral has a sig. value of 0.258, 0.265, 0.484 and 0.191 which is greater than 0.05. Therefore H₀ should be retained/accepted

T-test was also calculated to compare **Buscom CS and Al-Halal CS** level of satisfaction, the interest rate, transaction cost and availability were 0.016, 0.041 and 0.028 < 0.05 level of significance. Therefore the hypothesis should be rejected. Meanwhile affordability and collateral has a sig. of 0.794 and 0.157 respectively which is greater than 0.005. This means that the hypothesis should be accepted.

The t-test results **Buscom CS and At-Taqwa CS** shows that transaction cost and availability of housing finance has a sig. value of 0.004 and 0.008 < 0.05 significance level. This means the hypothesis should be rejected. Also, interest rate, affordability and collateral has a sig. of 0.112, 0.710 and 0.893 > 0.05. This means for interest rate, affordability and collateral between Buscom CS and At-Taqwa CS the hypothesis should be accepted.

In **Buscom CS and Kwcoe CS**, interest rate and affordability has a sig. value of 0.008 and 0.012 respectively which is greater than 0.05 significance level. This means there is a statistically significance difference between the level of satisfaction of cooperators in interest rate and affordability of housing finance, the hypothesis is therefore rejected. While the hypothesis is accepted for transaction cost, availability and collateral between the two cooperative societies because the sig. value are 0.118, 0.545 and 0.131 respectively which is greater than 0.05 level of significance.

In **Al-Hikmah CS and Al-Halal**, availability of housing finance has a sig. value of 0.011 < 0.05 level of significance. This mean the hypothesis should be rejected. Meanwhile for interest rate, affordability, transaction cost and collateral the hypothesis should be accepted since the sig. value are 0.296, 0.224, 0.547 and 0.955 respectively.

The t-test results of **Al-Hikmah CS and At-Taqwa CS** shows that availability of housing finance has a sig. of 0.003 < 0.05 level of significance. This means the hypothesis should be

rejected and therefore written as there is a statistically significance difference cooperators level of satisfaction (affordability) in housing finance of cooperative societies. Meanwhile the other four items interest rate, affordability, transaction cost and collateral has a sig of 0.746, 0.497, 0.945 and 0.154 respectively which is greater than 0.05 level of significance. This means the hypotheses should be accepted.

In **Al-Hikmah CS and Kwcoe CS**, the t-test revealed that interest rate and collateral has a sig of 0.002 and 0.005 which is less than 0.05 level of significance and therefore the hypotheses be rejected. While affordability, transaction cost and availability are 0.296, 0.277 and 0.195 >0.05 significance level

In **Al-Halal CS and At-Taqwa CS**, interest rate, affordability, transaction cost, availability and collateral has a sig. of 0.432, 0.574, 0.541, 0.709 and 0.120 respectively greater than 0.05 level of significance. This means that the hypotheses be accepted.

In **Al-Halal CS and Kwcoe CS**, interest rate is 0.000 sig. value, affordability with sig. of 0.012 and collateral with 0.002. This means that the hypotheses be rejected. Also transaction cost and availability has a sig value of 0.624 and 0.074 greater than 0.05 significance level. Therefore the hypotheses accepted.

Also, the t-test for **At-Taqwa CS and Kwcoe CS** has a sig. value of 0.000 and 0.021 for interest rate and availability. This value is less than 0.05, this means that the hypotheses be rejected. Affordability, transaction cost and collateral have a sig. of 0.60, 0.246 and 0.193 respectively greater than 0.05 level of significance. The hypotheses should be accepted.

4.6 Challenges Faced by Cooperative Societies in Housing Finance

Table 4.29: Challenges Faced by Cooperative Societies

S/N	Attributes	Mean	Std-D	Rank
1.	Capital base of the cooperative Is insufficient	3.40	1.58	3 rd
2.	Default in payment of loan	2.52	1.26	7 th
3.	Issues of Land grabbers	3.80	1.19	1 st
4.	Overdependence on foreign Buildings materials	2.96	1.46	4 th
5.	Inaccessibility of housing loan for Government agencies/bank	3.72	1.49	2 nd
6.	Preferences in acquisition of building Material	2.88	1.45	5 th
7.	Increase in land values	2.60	1.47	6 th

Source: Author's Field Survey (2022)

The Table 4.29 above shows the challenges faced by cooperative societies and seven challenges were highlighted and its mean score is gotten by computing the likert scale of all the attribute in SPSS 20. The predominant challenges that ranked first is issues of land grabbers with a mean of 3.80 as agreed by the cooperative official of the selected tertiary institution followed immediately by inaccessibility of housing loan from government agencies/bank (3.72), Insufficient capital base of the cooperative societies ranked 3rd with a mean of 3.40 and corresponding standard deviation of 1.58, Overdependence on building materials is also a major challenges ranked 4th with a mean of 2.96 and Standard deviation of 1.46. Also Preference in acquisition of building materials is ranked 5th with a mean of 2.88 and corresponding standard deviation of 1.45, Increase in land values and

default in payment of loan ranked least 6th and 7th respectively with a mean value of 2.60 and 2.52.

It could be concluded that the most challenges faced by cooperative societies are issues of land grabbers, inaccessibility of housing loan from government agencies/bank and low capital base of the cooperative societies.

4.7 Summary of Findings

Housing is a significant issue for the majority of Nigerian employees, particularly those employed in tertiary institutions (Sanni, 2015) and owning a home through the government's National Housing Fund (NHF) has proven to be difficult. This research work evaluate cooperative societies in housing finance in tertiary institution in Kwara State. In carrying out this research work, five cooperative based institutions in Kwara State were selected. The institution selected includes University of Ilorin (BUSCOM CS), Al-Hikmah University (AL-HIKMAH CS), Kwara State University (AL-HALAL), Kwara State Polytechnics (AT-TAQWA MCS) and Kwara State College of Education, Ilorin (KWCOE CS). Research design adopted is survey method where designed questionnaire was administered to the members of the cooperative societies (270) of the five cooperative societies from the five selected institutions in Kwara State and the official of the cooperative societies (25). Test of reliability was conducted with the use of Cronbach's Alpha and a high Cronbach's Alpha value was arrived at which indicated that the instrument is reliable.

Based on the findings from the analyses of the data collected it was found that participation of Buscom CS cooperative societies in loan activities and land acquisition is extremely high with 40(53.3%) and 30(40.0%) respectively while construction activities is extremely low 39(52.0%) While in Al-Hikmah CS loan activities take up 25(49.0%) while land acquisition is low 20(48.8%). Loan activities in Al-Hilal

cooperative society is 25(49.0%) and land activities 30(60.0%). This implies that land activities is higher than both loan activities and construction activities in Al-Hilal CS. In At-Taqwa MSC loan activities is higher than land acquisition with 38(76.0%) to 30(60.0%) while construction activities is very high with only 0(0.0%). In KwCoe CS the loan activities takes 35(66.0%) against 30(56.7%) of land acquisition activities with 0(0.0%) indicated construction activities is low.

It is observable that BUSCOM CS has stronger participation in land acquisition and housing construction with higher mean values while Al-hikmah cooperative societies has greater participation in finance/loan.

- i. The Table 4.8; shows the ranking of activities of cooperatives societies and the level of participation on housing activities in all the five cooperative societies, in Buscom CS land ranked first followed by finance and housing construction while in Al-Hikmah CS finance ranked first, land ranked second and housing construction activities ranked third. Also in Al-Halal land ranked first followed immediately by finance and housing construction ranked third. In At-Taqwa and Kwcoe CS finance ranked first, followed by land and housing construction ranked third. This means that the cooperative societies are less active in housing construction activities across all the cooperative societies.

Kendall's coefficient of Concordance (W) coefficient ranges from **0** (perfect disassociation) to **1** (perfect association). W is 0.760 this means there is a good association in the ranking of activities across the cooperative societies. Therefore we reject the null hypothesis since 0.022 is less than 0.05 level of significance.

- ii. Finding also shows in Table 4.9, the ranking of the 8 strategies housing finance adopted by the cooperative societies, land acquisition, layout and allocation ranked 1st with a mean score and standard deviation of 4.4259 and 0.80892,

Acquisition of building materials ranked 2nd while Specific loan for land purchase ranked 3rd with a mean score of 4.2778 and Standard deviation of 1.00956, Processing of building and land title document ranked 4th with a mean of 4.0741 and Standard deviation of 1.2768, followed immediately is Provision of special loans for renovation of existing building with a mean of 3.7222 and Standard deviation of 1.32767. Collective purchase of land and embarking on building construction ranked 6th while outright acquisition of complete housing ranked 7th with a mean score of 3.2778 and Standard deviation of 1.28498 and the least ranked is accessing housing loans from government agencies/banks with a mean score of 3.2037 and standard deviation of 1.25517.

The hypothesis tested for all the strategies of housing finance across all the cooperative societies shows that, the processing of building and land title strategies is statistically significant across group of all the cooperative societies with a sig. of 0.000. Therefore the hypothesis should be rejected.

Also, acquisition of building materials has Kruskal Wallis value of 6.386 and Asymp. Sig of 0.172 which is greater than 0.05 level of significance. This means that there are differences in the strategies of acquisition of building materials across the cooperative societies. The results therefore concluded that the hypothesis should be accepted or retain. Specific loan for land purchase across the cooperative societies is 0.000 while the Kruskal Wallis gives 26.065. This means that there is statistically difference in the strategies of specific loan for land purchase across all the cooperative societies. Furthermore the hypothesis should therefore be rejected. Provision of special loans for renovation of existing building across all the cooperative societies has a Kruskal Wallis value of 6.381 and a sig of 0.172 which is less than 0.05 level of significance. This means that there is no

statistical variation in the strategies of provision of special loan for renovation across the group. Therefore the hypothesis should be accepted.

Collective purchase of land and embarking on building construction has Asymp. Sig of 0.000 and Kruskal Wallis value of 56.188. This means that there is statistically significance difference in the strategies of collective purchase of land and embarking on building construction adopted by the cooperative societies. This means that the null hypothesis should be rejected.

Outright acquisition of complete housing across all the cooperative societies shows that there is statistically significance difference since it has an Asymp. Sig of 0.000 and Kruskal Wallis of 102.673. This means that the null hypothesis should be rejected. Accessing housing loans from government agencies/banks as a strategy adopted by all the cooperatives shows that there exist between all the cooperative societies a statistically significance differences because the Kruskal Wallis value is 14.308 and the Asymp. Sig is 0.006 which is less than 0.05 level of significance. Therefore the null hypothesis should be rejected.

- iii. The success rate of strategies of housing finance adopted by the five selected cooperative societies shows that BUSCOM has a success rate of (44.0%), AL-HIKMAH (41.2%), AL-HALAL (45.6%), AT-TAQWA (48.9%) and KWCOE CS (44.7%). This implies that the cooperative with highest success rate is AT-TAQWA with 48.9%, followed by KWCOE which ranked 2nd, the third is AL-HALAL with success rate of 45.6%, BUSCOM ranked 4th with success rate of 44.0% and AL-HIKMAH ranked least with a success rate of 41.2%. Therefore the overall success rate of strategies of housing finance in Kwara state is 45.0% based the five institution based cooperative societies.

- iv. The Table 4.26 above shows the cooperator level of satisfaction with cooperative societies (SC) of BUSCOM cooperators are satisfied with collateral, affordability and availability of finance in the cooperative societies and this three attributes ranked 1st, 2nd and 3rd respectively with a mean of 4.27, 3.20 and 3.13. The cooperators level of satisfaction in Al-Hikmah cooperative societies with collateral, interest rate and transaction cost ranked 1st, 2nd, and 3rd respectively with a mean of 4.56, 3.44 and 3.44. while in Al-Halal and At-Taqwa cooperative societies both ranked collateral, availability and interest rate 1st, 2nd and 3rd with a mean of 4.55 and 4.24, 3.88 and 3.98, 3.78 and 3.54 respectively at both cooperative societies. In Kwco CS collateral is ranked 1st, availability ranked 2nd and Transaction cost ranked 3rd with mean of 3.94, 3.43 and 3.11 respectively.
- v. The most challenges faced by cooperative societies are issues of land grabbers, inaccessibility of housing loan from government agencies/bank and low capital base of the cooperative societies

CHAPTER FIVE

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

The study discovered that;

- i. Cooperatives societies have varying level of participation in finance activities, land acquisition and housing construction.
- ii. It's evident that cooperative societies have helped staff in various housing strategies but there is need to further strengthen those weak areas of strategies like collective purchase of land, outright acquisition of complete housing and obtaining housing loan from government agencies or banks.
- iii. The overall success rate of the housing provision was found to be around 44.9% which apparently falls below expectation average.
- iv. The cooperators satisfaction index with housing finance vary across the cooperative societies as discovered in the ranking which signifies the level of satisfaction of cooperators.
- v. The most challenges faced by cooperative societies are issues of land grabbers, inaccessibility of housing loan from government agencies/bank and low capital base of the cooperative societies

5.2 Recommendations

Based on the research findings, the following recommendations are presented below.

- i. To improve on the level of activities of cooperative societies especially on housing construction there should be collaboration with government to provide enabling environment like provision of cheap land and provision of infrastructure facilities. Also, the materials used for construction should be regulated for a registered cooperative societies. All this will help to improve on the housing construction

activities. Also, National Housing Policy of Nigeria should be reviewed by incorporating cooperative societies into the policy for a combined effect. This will go a long way in saving public workers from the stress and pains of owning their own houses

- ii. To solve the housing crisis facing institution in the area of weak strategies to housing finance, governments at all levels must support the viability of cooperative societies' housing strategies in Nigeria to improve on their weak area of housing finance strategies.
- iii. To further improve the success rate of strategies of housing finance, Cooperative Societies should find other source of generating funds for members other than relying on members' monthly savings, remitting of loans and sales of form. Cooperative societies should partner with mortgage and other commercial banks to source for funds which will be disbursed to members at moderate interest rate.
- iv. The study also recommended that the government should contribute significantly to improve cooperative performance by facilitating access of cooperatives support services and their human resource development to improve their services to their members which will further improve the cooperator satisfaction with cooperative societies.
- v. The government should allocate land to cooperative societies at a cheaper rate to further reduce the challenges of land grabber. Since cooperative societies has revolutionize to performing better the function of private developer which the government had early shifted to. Also, the government should assist co-operative society to improve their capital base through the annual budget of the country.

That is, substantial amount of money should be allocated to the co-operative society like the other sectors of the economy.

5.3 Contribution to Knowledge

The contribution of the study “Evaluation of Cooperative Societies in Housing Finance in Tertiary Institution in Kwara State, Nigeria” to knowledge lies in the followings areas:

- i. Identification of cooperative activities areas which includes land acquisition, housing and finance. The study further highlighted the importance of the activities of cooperative societies in ameliorating the housing needs of their members
- ii. Also, the study provides the various strategies the cooperative societies key into to assist members in housing finance, some of the strategies identified includes, land acquisition, layout and allocation, processing of building and land title document, acquisition of building materials, specific loan for land purchase, provision of special loans for renovation of existing building, collective purchase of land and embarking on building construction, outright acquisition of complete housing and accessing housing loans from government agencies/banks.
- iii. The study also examine the success rate of the strategies of housing finance of individual cooperative societies and the overall success rate of strategies is 45.0%
- iv. Overall the study contributes to knowledge by providing a better understanding of the various strategies of housing finance available to members of cooperative societies in Kwara State, Nigeria.

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**FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA
SCHOOL OF ENVIRONMENTAL TECHNOLOGY
DEPARTMENT OF ESTATE MANAGEMENT AND VALUATION**



QUESTIONNAIRE

(Official of Cooperative Society)

Dear Sir/Ma,

This Questionnaire is designed to obtain information on the topic: **Evaluation of Cooperative Societies in Housing Finance in Tertiary Institutions in Kwara State** research project in Department of Estate Management and Valuation, School of Environmental Technology, School of Post Graduate Studies, Federal University of Technology, Minna, Niger State, Nigeria. The information provided will be used strictly for academic research purpose and treated confidential. Kindly complete the blank spaces in the appropriate boxes as applicable.

Thank you for your kind co-operation

**IBRAHIM, Abdullahi Taiye (09069576886)
M. TECH/SET/2019/9721**

SECTION A:

Demographic attributes of respondent

S/N	QUESTIONS	OPTIONS	TICK
1	Gender	Male	
		Female	
2	Age	Under 30 years	
		30 to 60 years	
		Above 60 years	
3	Educational Qualification	Informal Education	
		Primary/secondary certificate	
		Diploma/NCE	
		HND/Degree	
		Master degree and above	

SECTION B

(1) What is the name of the Cooperative society _____?

(2) Year of Establishment of the Cooperative _____

(3) What is the Members Strength (total no of members) _____

(4) Do you charge interest rate on loan given to members? (a) Yes (b) No

(5) If Yes, kindly provide the interest rate charged from 2010 to 2021

(6) Please kindly pick those housing intervention(s) peculiar to your cooperative

1. Land acquisition, layout and allocation

2 Processing of building and land title documents

3 Building materials acquisition

4 Provision of general loans

5 Provision specific loans for land purchase

6 Provision of special loans for renovation of existing buildings

7 Collective purchase of land and embarking on building construction

8 Outright acquisition of complete housing

9 Contributory homeownership scheme

10 Accessing housing loans from government agencies/banks

11.Others(Specify) _____

(12) What are the challenges faced by cooperative society-

13. Kindly tick as appropriate the challenges faced by cooperative societies rank from 5-1, with 5 representing “Strongly agree” 4 representing “Agree”, 3 representing “Undecided”, 2 representing “Disagree” and 1 representing “ Strongly disagree”

Challenges	Strongly agree (5)	Agree(4)	Undecided(3)	Disagree(2)	Strongly disagree (1)

Capital base of the cooperative is insufficient					
Default in payment of loan					
Issues of land owner and land grabbers					
Overdependence on foreign building material					
Inaccessibility of housing loan from government agencies/banks					
Preferences in acquisition of building material					
Increase in land value					

**FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA
SCHOOL OF ENVIRONMENTAL TECHNOLOGY
DEPARTMENT OF ESTATE MANAGEMENT AND VALUATION**



**RESEARCH QUESTIONNAIRE
(Members of Cooperative Society)**

Dear Sir/Ma,

This Questionnaire is designed to obtain information on the topic: **Evaluation of Cooperative Societies in Housing Finance in Tertiary Institutions in Kwara State** research project in Department of Estate Management and Valuation, School of Environmental Technology, School of Post Graduate Studies, Federal University of Technology, Minna, Niger State, Nigeria. The information provided will be used strictly for academic research purpose and treated confidential. Kindly complete the blank spaces in the appropriate boxes as applicable.

Thank you for your kind co-operation

IBRAHIM, Abdullahi Taiye (09069576886)

M. TECH/SET/2019/9721

SECTION A

Please tick the appropriate option and fill the space provided where applicable.

Personal data

1. Sex: (a) Male (b) Female .

2. Marital status: (a) Married (b) Single (C) Divorce

3. Age: (a) 20-30 years [] (b) 31-40years [] (c) 41-50years [] (d) 51-60 years [] (e)

Above 60

4. Education: (a) Primary education [] (b) Secondary education [] (d)

Tertiary/Post Graduate education []

5. Work experience: (a) 0-5 years (b) 6-10 years (c) 11-15 years (d) 16-20 years (e)

21-25 years (f) 26-30 years (g) 31-35 years

6. What is the name of your cooperative society? _____

7. Kindly tick as appropriate the level of participation of cooperative societies in housing activities. Rank on scale 5-1 with 5 representing “Extremely high”, 4 representing “High”, 3 representing “Partially Low”, 2 representing “Low” and 1 representing “Extremely Low”

Activity	Extremely high (5)	High (4)	Partially Low (3)	Low (2)	Extremely Low (1)
Loan/housing finance					
Land acquisition					
Construction					

8. Kindly tick as appropriate the strategies of housing intervention in cooperative societies. Rank on scale 5-1, with 5 representing “Very effective”, 4 representing “Effective”. 3 representing “Neutral”, 2 representing “ Not Effective” and 1 representing “ Not Very Effective”

Housing intervention	Very effective (5)	Effective (4)	Neutral (3)	Not Effective (2)	Not Very Effective (1)
Land acquisition, layout and allocation					
Processing of building and land title document					
Acquisition of building materials					
Specific loan for purchase					
Provision of special loans for renovation of existing building					
Collective purchase of land and embarking on building construction					
Outright					

acquisition of complete housing					
Accessing housing loans from government agencies/banks					

9 Kindly tick as appropriate the activities you have subscribed to in the cooperative societies

Housing provision method	Subscribed	Not Subscribed
Housing intervention		
Land acquisition, layout and allocation		
Processing of building and land title document		
Acquisition of building materials		
Specific loan for purchase		
Provision of special loans for renovation of existing building		
Collective purchase of		

land and embarking on building construction		
Outright acquisition of complete housing		
Accessing housing loans from government agencies/banks		

10 Please assess the level of your satisfaction on cooperative loan on the following attributes. Rank on scale 5-1 with 5 representing “Very much satisfied”, 4 representing “Much satisfied”, 3 “Satisfied”, 2 “Not satisfied” and 1 “Not at all satisfied”

Attributes	Very much satisfied	Much satisfied	Satisfied	Not satisfied	Not at all satisfied
Interest rate					
Affordability					
Transaction cost					
Availability					
Collateral					

11 Kindly tick as appropriate the challenges faced by cooperative societies rank from 5-1, with 5 representing “Strongly agree” 4 representing “Agree”, 3 representing “Undecided”, 2 representing “Disagree” and 1 representing “Strongly disagree”

Challenges	Strongly agree (5)	Agree(4)	Undecided(3)	Disagree(2)	Strongly disagree (1)
Capital base of the cooperative is insufficient					
Default in payment of loan					
Issues of land owner and land grabbers					
Overdependence on foreign building material					
Inaccessibility of housing loan from government agencies/banks					
Preferences in acquisition of building material					
Increase in land value					