International Students and Their Accommodation Choices: Evidence from Eastern Mediterranean University

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ABSTRACT

The choices made by international students when they travel for studies abroad regarding their accommodation has become of increasing importance. This study empirically explores the choices made by International students regarding their accommodation in the city of Famagusta, Turkish Republic of North Cyprus. The increasing influx of International students into Famagusta, Turkish Republic of North Cyprus has a significant impact on the house rent prices and the construction of more dormitories and apartment in the city of Famagusta. The analysis reveals that most of the International students prefer accommodations that are affordable, well furnished, having AC provision and a WIFI connection.

This thesis empirically investigates on the factors which influence the choices of International students in deciding on the accommodation they live in. The T –test showed that there are a significant difference among EMU students based on gender, age and Nationalities when it comes to the choices they make regarding where they live in Famagusta TRNC.

 Keywords: EMU students, type of accommodation, Affordability, nearness to the University, rental Prices, frequency tables, t-test.

ÖZ

Son yıllarda uluslararası öğrencilerin gittikleri ülkelerde yaptıkları barınak seçeneklerinin önemi artarak devam etmektedir. Bu çalışma uluslararası öğrencilerin Kuzey Kıbrıs'ın, Mağusa şehrinde yeralan Doğu Akdeniz Üniversitesindeki barınak seçeneklerini ampirik bağlamda araştırmaktadır. Üniversiteye olan öğrenci yoğunluğundan dolayı, yurt ve apartman yapımlarında, bunlara bağlı kiralarda büyük bir etki hasıl olmuştur. Çalışma sonuçları öğrencilerin yurt ve barınak seçeneklerinde iyi döşenmiş, klimalı ve kablosuz internet imkanları olmasına dikkat ederler.

Bağımsız ti-test ve kullanılarak yapılan bu çalışmada Doğu Akdeniz üniversitesi öğrencilerinin yurt ve barınak seçeneklerinde cinsiyet, yaş ve ulusal bağlamda anlamlı farklılıklar bulunmuştur.

 Anahtar kelimeler: Doğu Akdeniz üniversitesi, yurt çeşidi, maddi yeterlilik, bağımsız ti-test.

ACKNOWLEDGMENT

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Chapter 1

INTRODUCTION

This research is about the choices made by International students regarding their accommodation in Famagusta TRNC. Based on the research questions, this research investigated about the type of accommodation the students lived in and their reasons why they choose that type of accommodation. The research data were collected via the distribution of some questionnaire at the Eastern Mediterranean University library during the day as well as in the evening. These questionnaire forms were distributed to 150 students during the fall Semester of 2015-2016.

1.1 Research Ideas

Although most literature on tourism accommodation focused on lodging, there has equally been a growing academic interest on student accommodation such as affordability, packing space, price just to name a few (Chou et al., 2009 and Nash et al., 2006).

1.1.1 International Students

Landlords can use the different types of strategies for pricing their houses to the International Students. The price could either appear satisfactory or non-satisfactory to the students. Getting a rightful way to do pricing is a vital element in doing a prosperous business. Many types of ways exist by which pricing can be done by companies for the satisfaction of their clients. Among these many styles of pricing, is what is known as the market- oriented pricing system (Morris et al 1990). They suggested that pricing should be established by using inquiry alongside an

examination of the focus market. This implies that prices should not be chosen at random. Landlords in the course of deciding their prices should consider what is being charged by their competitors. Until recently many researchers have shown a lot of interest on immigration issues and impact on housing markets and renting (Saiz, 2007). Nonetheless Immigration is a very important factor and it has a great deal on the price of houses and rents. The influx of International students into a city equally has an impact on the price of houses. Some researchers have carried out research on immigration and housing market in Norway , Canada , USA for example just to name a few.

The Aim and Purpose of this study is to examine the choices made by the EMU students, especially the International students regarding their accommodation. House renting prices is either affected positively or negatively. Concerns over immigration have been heightened in the past decade by the rise in levels of legal and illegal immigration to rates not seen since the beginning of the 20th century (Borjas, 1999). Most of the economic literature on immigration focuses on measuring its impact on the labor market. Relatively few papers have discussions as to how International student's influx into a town affects the choices made by the students regarding their accommodation. These analyses are important because housing values are important determinants of some student's consumption patterns. An accommodation is not a luxury but a need because everyone needs shelter. And that is why in this academic work we will be investigating about the choices made by International students regarding their accommodation.

1.2 Purpose

The main objective of this study is to investigate on the following:

i. What variables are the most important that students consider when making a choice about their accommodation.

ii. Determining whether there is a significant difference among the EMU students of different age groups, gender and Nationalities when it comes to making decisions about their accommodation.

1.3 Research Questions

Based on the aim of this study, the following research questions have been formed:

1. Are there significant differences among International students with different gender and their choices regarding the accommodation they currently occupy?

2. Are there significant differences among these International students with their Nationalities and their choice of accommodation?

3. Are there significant differences among International students with different age groups and their choice of accommodation?

1.4 Research Hypothesis

Based on three different research questions, this research investigates on three hypotheses in null forms:

1. H(0)-1:

    There is no significant difference between student's gender and their choice of accommodation.

2. H(0)-2:

    There is no significant difference among the International students of various age groups and their choice of accommodation.

3. H(0)-3:

There is no significant difference among International students of different Nationalities and their choice of accommodation.

1.5 Research Structure

This study is classified into six chapters; the first chapter is the introduction. Chapter two follows next with some literature review. Chapter three explains the case of International students regarding their accommodation choices in Famagusta TRNC while chapter four spells out the methodology used in obtaining the empirical results explained in chapter five. And Chapter six crowns it up with a conclusion, managerial implication and a recommendation.

Chapter 2

LITERATURE REVIEW

2.1 Introduction

Choi & Chu (2001) points out that ''cleanliness, location, room rate, security, service quality, and reputation of the hotel chain are attributes that are regarded as important to travellers''. Although our study is not focused on travellers, most of the respondents of this research data are International students from various Nationalities who are faced with choosing an accommodation while they study at EMU. To many International students studying abroad have always appeared to be an appealing idea, but many of them fail to think and plan about where they will live when they finally travel to their new environment.

2.2 The Challenge of having Friends as Housemates

According to Farrugia, (2015) friends likewise your siblings will usually behave differently, especially when you have them for a house mate. The principal origin of the challenging having a housemate lies in the differences in individual needs. The Reason being that different people will face different challenges ranging from resolving issues that have to do with issues like playing loud music by the other party at midnight, misuse of the toilette bowl to choice of meals and so on. Considering previous researches, accommodation is a need and not a luxury and as such each person needs accommodation. This need for accommodation is to be satisfied amidst limited financial resources and in the case of some students finding a roommate is seen as a remedy to reducing cost. If we will consider Maslow's hierarchy of needs

then will you appreciate the fact that accommodation can be classified under shelter which is a basic need.

2.3 Needs, Wants and Demands of International Students

In the year 1943, Abraham Maslow explored about human needs and satisfaction. On the Pyramid we find sleep as one, hence the need for an accommodation can fall in this level as seen on (Figure 1).

Several writers have used the Maslow hierarchy theory as a hypothetical basis for their research.
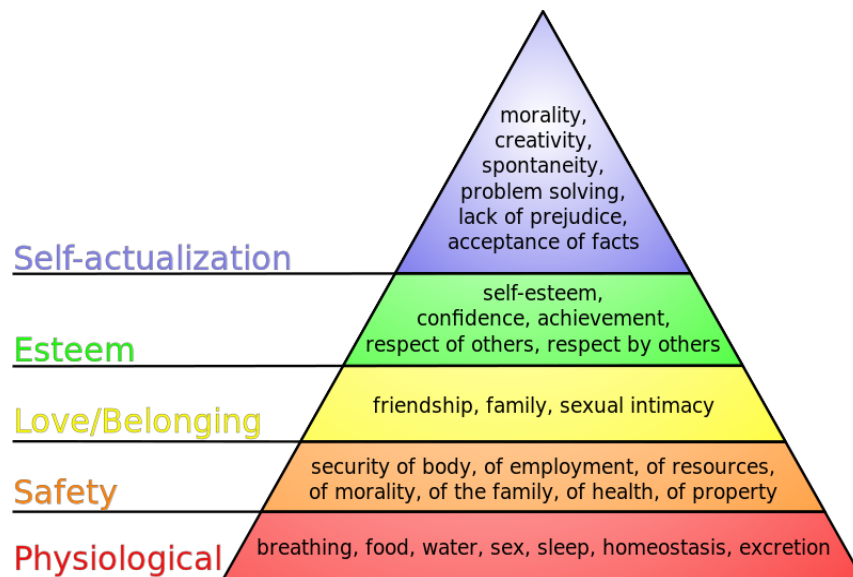
Figure 1. (Maslow, 1943)

Previously researchers argued that, when the customer feels satisfied with their essential needs, other needs will arise and they will admit giving more attention to it (Yi & Yue, 2012). Take the case of students coming from a non-buoyant family backgrounds should not look for expensive accommodation while those who have more than enough to spend have the courage to choose an expensive accommodation or living independently without a house mate.

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2.4 Student/ Landlord Relationship

Most often than usual there could exist an imbalance between the student and their landlord. For that reason it is always advisable to have a house contract. Although in other cases the landlords might just exercise a negative act towards the student when they refuse to cooperate. Some landlords who are very kind and have good relationship with their tenants who are the international students go as far as helping them to fetch drinkable water, settling their water and electricity bills. Meanwhile on the other hand some landlords are hostile, and will go as far as making sexual advances to the tenant, some students who are able to stand firm and even up to someone for counsel usually escape from the hands of such landlords but those who are unable to stand their ground usually face the risk of reproductive health (Wusu, 2010). Notwithstanding it is important to maintain a good and formal relationship with landlords. The female students most especially should endeavor to have a perfectly balance self-esteem. They should be conscious about their dress code because improper dressing sends wrong signals to the opposite sex who could be the Landlords.

2.5 Choice of Accommodation

According to Settles, (2011) said students chose a particular accommodation as a result of the closeness of this accommodation to the University and equally to some elements that related to the construction type and the things they considered priority in that accommodation.

Chapter 3

THE CASE OF EASTERN MEDITERRANEAN UNIVERSITY

3.1 Common Problems of EMU Students with Landlords

Students living out of the University premise are faced with a series of challenges. Some students are faced with challenges such as the loss of some money paid as rental deposit. Students can face problems such as losing a rental deposit having a name Caution. Some are face with the challenge of the landlords not respecting the contract, for instance they pay rents to cover for a year but usually most landlords will count just ten months. Most often the general problems faced by the students living off campus are things such as non-renovated apartments, poor mattress quality, no AC in the apartment, non-reimbursement of caution, troublesome housemates among others.

The damage of any household equipment in the apartment and not paying of water and electricity bills on time usually lead to a reduction of the caution fee which is supposed to be fully refunded at the end of the contract. Most students don't even ask for the list of existing household furniture or equipment of the apartment they occupy and as a result some of them end up being accused of damages they didn't cause. On the other hand the landlords expect the students to report to them it there is any damage in the apartment but most often the students cover up for their damages thereby leading to problems in the future. One of the reasons why some students loss their deposit/ caution is as a result of promptly leaving the accommodation without

prior notification. Most landlords will not even welcome the fact that you get any person to come and live in the apartment without their consent, especially if it is someone they don't even know. Although some landlords will be lenient to let the student look for a new tenant to come replace him or her in the apartment others will not because they have intentions of either renovating the building or even increasing the price of the rent. Some landlords give a limit as to the number of people that should share a flat and by the time they realize that the number is more than they required they simply increase the rent amount during the next contract.

Some landlords ask students to pay a minimum of six month pre-payment, others ask for one year pre-payment before occupying the flat and this is a problem because not all students can afford this huge sum at once.

One crucial issue is that not all landlords are willing to provide house contracts with a juridical backing. They do so because, they want to escape from the payment of taxes since the government tax will be calculated based on the amount written in the contract. Some of them have probably not registered to the government that the own a rental apartment. Most students, especially the international students usually need this house contracts to do their residence permit.

The absence of security cameras on some buildings is just one flaw of renting an apartment outside of the campus of EMU. Although in this study most EMU students didn't pay a lot of importance on security.

3.2 Renting Factors and Possible Consequences of High Price in Renting

The Eastern Mediterranean University is known to have provided higher education since 1979, it happens to be the only state university in TRNC. As we will find in this study international students are mostly from the Middle East and Africa, Turkey, Cyprus and CIS countries. Moreover, the respondents of the questionnaires are students of different age groups. Most of the International students prefer the EMU dormitories to renting an apartment off campus because it is relatively cheaper. Apart from high prices there is an increasing demand for rental properties in areas around the school the school Hostels and due to that many other Hostels such as private dormitories have been built around the school and even out of the school campus some private dormitories such as NOVEL dormitory offer bus services so that the students will not feel the distance. Due to this increasing demand for apartment most land lords do not want to spend money on improving the qualities of the apartment since they are confident of the fact that they will always have students.

Apart from the EMU state and private dormitories there are some very good apartments and private dormitories that provide renting apartment and studios with favorable conditions around the school. As the reputation of EMU's educational accreditation is rising, a lot of foreign students are finding it interesting to come and study, while the demand accommodation is on the increase. Moreover the increasing demand of the dollar contributes to this because building materials are now very expensive.

One other effect of the increase price is that, it diminishes the importance of the student grant given by EMU considering that the student's expenses will increase. Situations like this could lead to a loss of future students and some current students may be prompted to move to cheaper Universities or apply to study in Universities of other countries such as Germany or even Turkey which is closest.

Chapter 4

METHODOLOGY

This chapter explores the methodology used in this thesis. We will focus on the research strategy, the data collection, sample size, research questionnaires, questionnaire structure, questionnaire administration and finally on the method of data analysis and conclusion.

4.1 Research Strategy

We have several types of research methods that researchers use. Among which the quantitative and qualitative research methods are the most important. Given (2008) said that quantitative is "the systematic scientific investigation of quantitative properties and phenomena and their relationships". This simply means it is a way to explore a small sample and obtain insight and an understanding regarding a specific problem while quantifying the collected data. The aim of qualitative research is to explore facts and understandings regarding occurrence under study (Norman & Lincoln, 2005). However, a quantitative method was used in this study to explore the different choices made by International students regarding their accommodation in Famagusta TRNC.

4.2 Data Collection

In this research data was collected via a questionnaire at the Eastern Mediterranean University. The questionnaires were distributed to students of various Nationalities, age group and different gender at the EMU library as mentioned earlier. This was

specifically done during the fall Semester of 2016. Data regarding respondent ages, nationalities amongst others were collected.

4.3 Sample Size

In this research, 150 students in EMU were selected at random who constituted the sample size of this research. The participants of this survey were EMU students of different age groups, gender and Nationalities in a way to arrive at the correct responses of the study.

4.4 Research Questionnaires

Francis Galton (1949) said that "there are many advantages when you use questionnaires instead of telephones or verbal surveys". According to Mr. Galton's idea, the distribution of questionnaire is easier and less effort is needed in the compilation of data since the question involves some standardized answers. The questionnaires used will help to answer the following research questions:

1. Are there significant differences among International students with different gender and their choices regarding the accommodation they currently occupy?

2. Are there significant differences among these International students with their Nationalities and their choice of accommodation?

3. Are there significant differences among International students with different age groups and their choice of accommodation?

4.4.1 Questionnaires Structure

The questionnaires comprised 25 questions .The interrogations were put on a five point Likert scale and the responses ranged likewise "Strongly Agree = 1" right up to "Strongly disagree = 5". The first section dwelled on personal information about the participants such as gender, age. The second part of this survey investigated to find out what the respondents loved about their current accommodation. Finally, the third

and fourth section explored information about the price range of the yearly rents and the type of Apartments they were living in. These questionnaires were being adapted from a questionnaire used in 2012 at Nottingham University by a team of Researchers.

4.4.2 Questionnaire Administration

The collection of data is a very vital exercise for any research. The entire questionnaires were distributed randomly to the EMU students who came to study in the school's library.

One of the biggest challenges encountered during the collection of this primary data was the resistance of some participants as regard filling the questionnaire form.

To resolve this, they were being assisted in a way to ensure there is a clear understanding to the objective of the questions included on the questionnaires.

4.5 The Methods of Data Analysis

In this work IBM SPSS Statistics 20 software program will be used to analyze the data. The software was released in its first version in 1968 as the Statistical Package for the Social Sciences (SPSS) (Nie, et al 1975). This program is vital for analysing the collected data. This program enabled us to conduct the Means, T-test, which are important features need to address the research hypothesis under studies. SPSS program used for analyzing the data and provided them with some appropriate tables such as the T-test which show the differences between International students with different gender and age groups as to why the preferred the accommodations they were currently living in.

4.6 Conclusion

This research is about the choices made by International students regarding their accommodation. Based on the above three research questions, this research investigated about the type of accommodation the students lived in and their reasons why they choose that type of accommodation. These questionnaire forms were distributed to 150 students during the winter Semester of 2015-2016 Academic Years.

Chapter 5

EMPIRICAL RESULTS

5.1 Descriptive Analysis

A descriptive statistics method was used to explore on the important variables of this work. Table 5.1 shows the number of respondents that took part in each question. It was recorded that 150 participants responded to 32 survey questions. Another important element revealed on this table is the importance of each question and this is determined by the mean scores. The greater the importance of a question the greater it's mean score and vice versa.

5.2 Result Interpretation

Table 5.1. Descriptive Statistic

Reasons for choosing an accommodation	No.	Minimum	Maximum	Mean	Std. Deviation
It is more affordable	150	1.00	5.00	2.4933	1.76372
Rents include utility bills	150	1.00	5.00	2.9267	1.78772
I can choose Housemate	150	1.00	5.00	2.7200	1.86857
Can choose number of housemates	150	1.00	5.00	2.6867	1.87580
Have a feeling of a real home	150	1.00	5.00	2.7733	1.87941
I can easily Socialize	150	1.00	5.00	2.5867	1.69953

My parents like my home	150	1.00	5.00	2.4667	1.77857
What are the Reason	150	1.00	5.00	2.7600	1.25682
How much is the Payment	150	1.00	5.00	3.1400	1.40005
Kind of Apartment	150	1.00	5.00	2.9800	1.35344
It is already Furnished	150	1.00	5.00	2.5333	1.50019
It is close to the University	150	1.00	5.00	2.1867	1.51674
Security cameras /guards	150	1.00	5.00	2.4933	1.73301
Well Equipped	150	1.00	5.00	2.7200	1.40048
Availability of a laundry Machine	150	1.00	5.00	2.3000	1.62510
Availability of a Satellite dish	150	1.00	5.00	2.3733	1.66909
Apartment has a Balcony	150	1.00	5.00	2.6933	1.79838
Landlord is reasonable	150	1.00	5.00	2.5000	1.63744
Apartment has Parking space	150	1.00	5.00	2.7200	1.78780
Apartment has AC	150	1.00	5.00	2.4400	1.77787
Apartment has a portion for Pets	150	1.00	5.00	3.3467	1.80598
There's WIFI connection	150	1.00	5.00	2.1467	1.61946
Buss top is close to my home	150	1.00	5.00	2.0933	1.52098
Presence of a Large bed	150	1.00	5.00	3.2400	1.56591
Presence of double bed	150	1.00	5.00	3.3800	1.76342
The mattress is comfortable	150	1.00	5.00	2.8200	1.60565

The availability of facility	150	1.00	5.00	3.5133	1.64148
It is relatively cheap	150	1.00	5.00	2.6000	1.61370
You got the home by yourself	150	1.00	5.00	2.3000	1.56621
Contract is respected	150	1.00	5.00	2.2000	1.51945
Presence of a common entertainment room	150	1.00	5.00	3.0867	1.69459
Accommodation is close to the health centre.	150	1.00	5.00	2.9133	1.69459

Table 5.1 includes necessary information for each question. Information such as the max, min, F statistic including significance level is displayed on Table 5.1. From this table a majority of the respondents said "they prefer to live close to the school and to rent apartments that were affordable". In other words, the quality of an accommodation and the facilities provided (3.51) will easily prompt a student to choose that accommodation irrespective of the price charged by the landlord.

Table 5.2. Reliability Test

Cronbach's Alpha	No. of Items
0.821	32

In evaluating the reliability of the questionnaires used for this thesis, Cronbach's alpha test was used to determine the reliability of these questionnaires. Cronbach's alpha test score for my questionnaire can be seen in Table 5.2. , which is equivalent to 0.821. According to the amount that should be agreed upon after conducting a

Cronbach alpha test, it should be a value above 0.6 (Nunnally, J. C, 1978) .Hence the the reliability of the questionnaire used in this thesis is acceptable.

5.3 Reliability Test item by item

Table 5.3. Reliability Test Item by Item

Items	Cronbach's Alpha
It is more affordable	0.812
Rents include utility bills	0.812
I can choose Housemate	0.813
Can choose number of housemates	0.812
Have a feeling of a real home	0.814
I can easily Socialize	0.810
My parents like my home	0.813
What are the Reason	0.810
How much is the Payment	0.818
Kind of Apartment	0.814
It is already Furnished	0.829
It is close to the University	0.813
Security cameras /guards	0.808
Well Equipped	0.812
Availability of a laundry Machine	0.812
Availability of a Satellite dish	0.808
Apartment has a Balcony	0.817
Landlord is reasonable	0.808
Apartment has Parking space	0.823

Apartment has AC	0.811
Apartment has a portion for Pets	0.814
There's WIFI connection	0.810
Buss top is close to my home	0.826
Presence of a Large bed	0.812
Presence of double bed	0.825
The mattress is comfortable	0.812
The availability of facility	0.812
It is relatively cheap	0.813
You got the home by yourself	0.812
Contract is respected	0.814
Presence of a common entertainment room	0.810
Accommodation is close to the health centre.	0.813

Table 5.3 shows reliability test based on each item and these items are greater than 0.6. This implies that they could be used in the model.

Basic demographic information about the respondents is being interrogated in the first section. This includes details like "age", "sex", "Nationality", and whether the person lives on or off campus. Then followed by information as to what they like about their accommodation.

Table 5.4. Age Brackets of Respondents

Age ranges	Frequency	Per cent	Valid Per cent	Cumulative Per cent
18-27	119	78.8	79.3	79.3
28-37	23	16.5	16.3	95.6

38-47	4	2.1	3.1	98.7
48 and above	4	2.6	1.3	100
Total	150	100	100	

On table 5.4, it is worth noticing that those within the age brackets of 18-27 appear like the focus group for the collection of data since they represent up to 78.8 per cent of the respondent but that's not really true. This is simply because the average age of under graduate students fall within this range and the highest population of students in any University are those doing their undergraduate studies.

Table 5.5. Percentage of Respondents by Nationality

Nationalities	Frequency	Percent	Valid Percent	Cumulative Percent
Turkish Cypriot	4	2.6	2.7	2.7
Turkish	12	7.9	8.0	10.7
African	57	37.7	38.0	48.7
Middle East	18	11.9	12.0	60.7
Others	59	39.1	39.3	100.0
Total	150	99.3	100.0	

On table 5.5, the majority of respondents that took part in this research were people from mostly Africa and those from other Nationalities 37.7% and 62.3% respectively. Considering the ratio of participants that took part in this survey, we realise that the Turkish Cypriot scored the lowest ratio; in my opinion, this is simply because most of them are at home. Meanwhile a greater proportion of respondents

were from other nationalities including Turkey, Africa and the Middle East and so on.

Table 5.6. Respondents According to Gender

Gender	Frequency	Per cent	Valid Per cent	Cumulative Per cent
Male	86	57.6	57.3	57.3
Female	64	42.4	42.7	100.0
Total	150	100	100.0	

From table 5.6, 86 respondents during this survey were male and 64 respondents were female with percentages of 57.3% and 42.7% respectively.

Table 5.7. Respondents According to Dormitory

Type of Dormitories	Frequency	Percent	Valid Percent	Cumulative Percent
Private Dormitories	52	35.6	34.7	34.7
School Dormitories	25	15.2	17.3	52
Others Dormitories	73	49.2	48	100
Total	150	100	100	

On the table 5.7 we observe that most students of EMU live in the Private dormitories (34.7%), while only 17.3% live in the school dormitory and 48% live in the apartment off the school campus.

Table 5.8. Location of Respondent's Accommodation

Location	Frequency	Per cent	Valid Per cent	Cumulative Per cent
On Campus	67	44.4	44.7	44.7
Off Campus	83	55.0	55.3	100.0
Total	150	99.3	100.0	

Table 5.8 simply confirms the reality seen on table 5.8 that, most of the EMU students do not live on the Campus (44.7%), while a majority of the students live off campus (55.3%)

Table 5.9. Reason for Chosen Accommodations

Reason	Mean	No.	Std. Deviation
Save money	3.6129	37	1.22956
live alone	4.0571	35	1.08310
Not eligible for dormitory	3.4286	41	1.11897
Other	4.0811	37	1.08981
Total		150	

From table 5.9, respondents provided the best response that suits them as to the reason why they choose their current accommodation. From the table below 24.7% of the respondents had different reasons other than 'to save money', 'live alone', 'not eligible for school dormitory'. Obtaining a report as to why students prefer living in their current accommodation 37 students claimed that their choice will enable them

save some money, 35 students responded that because they wanted to live alone, meanwhile 41 students said they were not eligible for the school dormitories.

5.4 Independent T test statistics

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Table 5.10. T Test Statistics

Variables	Gender	No.	Mean	T.test	Sig.(2-tailed)
It is more affordable	Male	86	2.6977	1.654	0.1
	Female	64	2.2188	1.673	0.097
Rents include utility bills	Male	86	3.0116	0.673	0.502
	Female	64	2.8125	0.675	0.501
I can choose Housemate	Male	86	2.5465	-1.321	0.188
	Female	64	2.9531	-1.315	0.191
Can choose number of housemates	Male	86	2.2791	-3.178	0.002
	Female	64	3.2344	-3.131	0.002
Have a feeling of a real home	Male	86	2.5	-2.088	0.039
	Female	64	3.1406	-2.073	0.04
I can easily Socialize	Male	86	2.314	-2.311	0.022
	Female	64	2.9531	-2.335	0.021
My parents like my home	Male	86	2.5698	0.822	0.412
	Female	64	2.3281	0.823	0.412
What are the Reason	Male	86	2.686	-0.835	0.405
	Female	64	2.8594	-0.837	0.404
How much is the Payment	Male	86	3.2326	0.938	0.35
	Female	64	3.0156	0.925	0.356
Kind of Apartment	Male	86	2.9419	-0.399	0.691

	Female	64	3.0313	-0.39	0.697
It is already Furnished	Male	86	2.6279	0.894	0.373
	Female	64	2.4063	0.893	0.373
It is close to the	Male	86	2.3488	1.525	0.129
University	Female	64	1.9688	1.547	0.124
Security cameras /guards	Male	86	2.907	3.515	0.001
	Female	64	1.9375	3.618	0
Well Equipped	Male	86	2.6512	-0.697	0.487
	Female	64	2.8125	-0.694	0.489
Availability of a laundry	Male	86	2.1628	-1.2	0.232
Machine	Female	64	2.4844	-1.182	0.239
Availability of a Satellite	Male	86	2.314	-0.504	0.615
dish	Female	64	2.4531	-0.499	0.619
Apartment has a Balcony	Male	86	2.686	-0.057	0.954
	Female	64	2.7031	-0.057	0.954
Landlord is reasonable	Male	86	2.5465	0.402	0.688
	Female	64	2.4375	0.41	0.682
Apartment has Parking	Male	86	2.7907	0.56	0.576
space	Female	64	2.625	0.562	0.575
Apartment has AC	Male	86	2.814	3.069	0.003
	Female	64	1.9375	3.154	0.002
Apartment has a portion	Male	86	3.3721	0.199	0.842
for Pets	Female	64	3.3125	0.201	0.841
	Male	86	2.2442	0.854	0.394

There's WIFI connection	Female	64	2.0156	0.863	0.39
Bus stop is close to my	Male	86	2.2674	1.634	0.104
home	Female	64	1.8594	1.697	0.092
Presence of a Large bed	Male	86	3.0814	-1.443	0.151
	Female	64	3.4531	-1.455	0.148
Presence of double bed	Male	86	3.1279	-2.051	0.042
	Female	64	3.7188	-2.075	0.04
The mattress is	Male	86	2.7093	-0.979	0.329
comfortable	Female	64	2.9688	-0.997	0.321
The availability of	Male	86	3.3372	-1.53	0.128
facility	Female	64	3.75	-1.53	0.128
It is relatively cheap	Male	86	2.407	-1.709	0.09
	Female	64	2.8594	-1.723	0.087
You got the home by	Male	86	2.407	0.97	0.334
yourself	Female	64	2.1563	0.985	0.327
Contract is respected	Male	86	2.2791	0.738	0.462
	Female	64	2.0938	0.75	0.455
Entertainment room	Male	86	3.3953	2.637	0.009
	Female	64	2.6719	2.653	0.009
Close to the health	Male	86	3.0814	1.413	0.16
centre.	Female	64	2.6875	1.407	0.162

The T-test is most often used for variables which are divided into two groups. Considering that, the gender variable consists of Male and female; it is vital to

perform the T-test for finding the meaningful and significant relationships existing among the international students and their gender when it comes to their choice of accommodation. Table 5.10 displays the result of T-test. T-test table shows that Males and females have significantly different opinions on; "I like my accommodation because it is affordable" (T-test=1.673, 10%), "I prefer to stay in my current accommodation because the Utility bills are inclusive in the rents I paid" (T-test=0.675, 5%). "I choose to stay in my current accommodation because I can choose the roommates I will love to share the room with" (T-test=-1.321, 5%). "I prefer to stay in my current accommodation because my parents are happy about my accommodation" (T-test=0.823, 5%).

Chapter 6

CONCLUSION

6.1 Conclusion

This thesis explores the choices made by International students with regards to their accommodation in the TRNC. A primary data was used within this thesis. A survey was conducted using a well-structured technique since data was to be collected via the use of questionnaires. The target respondents were the EMU students of various Nationalities. Then after the data collected were analysed using SPSS program.

Based on the T-test results, we found out that, there are significant differences among different gender groups in terms of their decisions as to the kind of accommodation they choose to live in. The analysis shows that, the first research hypothesis is partly accepted. In other words, there are differences among of different gender groups in terms of their decision choices regarding the accommodation they choose to live in.

6.2 Managerial Implications

This thesis explores the factors that triggers EMU student's choices regarding their accommodation in Famagusta TRNC. Considering the fact that EMU ranks top on the list as best University in TRNC, it is worth noting that many students will keep coming from near and far for their career pursuit. When they finally come they will need a place to reside in. Landlords that have set the standard by putting up comfortable student accommodation with good renting conditions and a bus facility if the location is far from school will be on the winning side.

All though there is a ready market of students for the houses built by the landlords, often times some apartment remain vacant throughout the year due to poor advert and increase prices. Most International students studying at EMU are very price sensitive, so landlords need to be mindful of this so that they do not end up having vacant apartment for a complete semester. Apart of being price sensitive most students are conscious about the distance of their accommodation from the school campus, so landlords that will provide bus service for their tenants will be on a competitive edge. Renovation of the student accommodation too is a factor that can attract more students to the private Hostel, because in this study although emphasis wasn't laid on cleanliness student admire living in a presentable environment.

In the light of doing constant renovation, policy makers at EMU should ensure that there is a firmer unit that controls the service quality in the domain of cleanliness and maintenance of the school dormitories. They should equally provide apartment for the married couples that are students so that they too can benefit from the opportunity of paying a global sum that comprise both rents and utility bills.

6.3 Recommendation

Based on the findings, a further research is recommended to categorise the factors that influences accommodation based on age, gender and nationality. The result of such findings will help in the construction and furnishing of student accommodation there by resolving a majority of student accommodation challenges.

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APPENDIX

Appendix A. Questionnaire Sample

Dear Participants,
I would like to make contribution in finding the best solution in Student rental problems for the City of Famagusta TRNC. Please do read the questions carefully and answer honestly as these questions will help me a lot in writing my thesis about this problem. Thank you very much!

A.   PERSONAL AND DEMOGRAPHIC INFORMATION.
1.   Gender
a.   Male   b. Female
2.   Age
a.   18-27   b.28-37   c. 38-47   d.48 and above.
3.   Nationality
a.   Turkish Cypriot   b. Turkish   c. African   d. Middle East   e. Others
4.   Do you leave on EMU Campus or Off Campus?
a.   On Campus   b. Off- Campus
5.   Please say where you live?
a.   Private Dormitory specify please ……………………………..
b.   School   Dormitory   specify   please ………………………………………………………
c.   Others …………………………………………………………………….

B.   What are the main reasons you have chosen your current accommodation rather than living in typical student accommodation? (Tick just what applies most)
a.   To save money/renting is too expensive
b.   Didn't want to live with other students
c.   I was Not eligible for student accommodation
d.   Other (please specify)

C.   How much do you pay annually for your accommodation?
a.   Less than 2000tl
b.   2001-7000Tl
c.   7501-10000tl
d.   10001-12500tl
e.   12500tl and above

D.   What type of Apartment is it?
a.   single room
b.   1+1
c.   2+1
d.   3+1

e.   Other options …………………………………………………….

E.   Please use this Likert scaling ranging from 1(Strongly Agree) to 5(strongly Disagree) with a tick or a circle.

ID	I chose my accommodation because it has the following Attributes	1	2	3	4	5
1	Affordability of accommodation					
2	Utility bills are included in the rental price					
3	I am able to choose the housemates you live with					
4	I can choose the number of people I will be living with					
5	I have the feelings of Living independently 'in a real home'					
6	I have access to a large group of students for socializing					
7	My parents/guardians are happy with the accommodation					
8	It's Closeness to the university					
9	It is fully Furnished					
10	Has a building security (Guards / security Cameras)					
11	Well equipped kitchen in the flat / Dormitory					
12	Has a washing machine					
13	Has a TV/ TV Satellite					
14	Has a Balcony					
15	Has an understanding Landlords					
16	Has a parking place					
17	Has an AC (Air Conditioner)					
18	Has a place to keep Pets (cats, dogs, birds etc.)					
19	Has a WIFI Zone					
20	You can choose the Housemates /roommate you live with					
21	You can choose the number of people you will live with					
22	It is close to the bus stop (not more than five minutes away)					
23	It has a Large size bed room					
24	It has a double bed					
25	Bed has a Comfortable mattress					
26	Has on-site facilities (Bar, Gym, Shop)					
27	You perceive it relatively cheap to the ones around your vicinity					
28	You found the Accommodation by yourself					
29	Your terms of contracts are respected as expected					
30	Common room for entertainment					
31	Very close to the University's health center					
32	Public transportation passing by the accommodation					

Adopted from: Muslim, M. H., Karim, H. A., & Abdullah, I. C. (2012). Satisfaction of Students' Living Environment between On-Campus and Off-Campus Settings: A Conceptual Overview. *Procedia-Social and Behavioral Sciences*, *68*, 601-614.