



Quality Living Conditions and the Boarding Preferences of UM College Students

Ana Helena R. Lovitos*

University of Mindanao, Davao City, Philippines

Abstract: This descriptive study explored and analyzed the quality living conditions and the boarding preferences of UM college students who were renting in temporary shelters in Davao City, Philippines at the time of the investigation. Through a random sampling method, 300 students from ten colleges participated in the survey using validated questionnaires. Informal interviews were also conducted to 20 randomly selected boarding house operators for the triangulation of results. This mixed methods research obtained the initial interrelated ideas in the survey and informal interviews by means of open coding and exploratory analysis. Aside from accessible means of transportation, the student-participants favored affordable rental fees, organized house rules, provision of basic amenities and proper waste management. And on top of all these basic services, they desired a friendly atmosphere while they live, study and / or work in the land of promise, the metropolitan Davao. In general, UM college boarders prefer practicality, safety and security in a supportive environment. It was discovered likewise that some managers were non-compliant of specific boarding house ordinances such as the provision of safe and secure boarding house boarding house/dormitories. In compliance with the basic ordinances on boarding hose operations, it is hereby recommended that owners be closely monitored and evaluated based on their planning and implementation of the rules.

Keywords: Education, preferences, college students, boarders, quantitative and qualitative methods, Philippines

Received: 07 January 2019; **Accepted:** 28 February 2019; **Published:** 26 April 2019

INTRODUCTION

Human beings are basically nomadic. A number travel to work abroad. There are some who choose to migrate. But those who intend to go back to their homeland opt for temporary dwelling places (Sing, Tsai, & Chen, 2006). Hence, thousands of travelers nowadays find it necessary to rent a space, a suite or a domicile. Boarding houses here and abroad have been providing temporary shelter to countless transients, merchants, employees and students who live away from their homes in order to pursue their diverse endeavors in life (Dwyer & Kim, 2003). Some boarding houses have also become permanent dwelling places for those who chose to pursue a life in an urbanized environment like students. But without a responsive support in providing their complex needs, students may be at risk (Rahman, Turner, & Elbedour, 2015).

Finding the best nature of a boarding house which is affordable, convenient and safe is the primary factor that paying guests consider especially those who are from remote places (Radder & Wang, 2006). Boarding houses are their first option because it is cheaper than a hotel, an apartment or a condominium. Most of the time, as Radder and Wang (2006) reported, renters seek for a satisfying and desirable ambiance, inexpensive and comfortable place. Since the

*Correspondence concerning this article should be addressed to Ana Helena R. Lovitos, University of Mindanao, Davao City, Philippines.
E-mail: lovitos2010@yahoo.com

primary desire of the renters in searching for a boarding house is satisfaction, it is necessary for boarding house owners to provide the occupants with the best possible of amenities, facilities and services. In accordance to the situation with the boarding house parameters, there are few things that compensate to the needs and wants of the paying guests like the reasonable price the owner/manager has to offer, policies and rules and regulations that will be observed by both parties (Harrington & Keating, 2006; Gordon-Davis, 2010).

In Houston, Texas (USA) there have been observations that living in boarding houses are risky for the dwellers' health (Van Wyk, Dahmer, & Custy, 2004). Cases of sanitation-related diseases have been reported not only in Texas but also in other states. Seeing this, the state has been very strict in giving permissions to those who wish to operate boarding houses. Requirements to be complied before operation are quite a lot. Brillhantes et al. (2012) reported that a number of boarding house operators have infringed specific ordinances provided under the Building Code of the Philippines. Not only does a potential boarding lord or landlady require a suitable facility in a well-positioned location, but boarding house owners and management must adhere to various strenuous safety, security and service measures, as well as municipal by-laws, in a tough and ever-changing business environment such as Davao Metropolitan (Bldg. Act, 2004, 2012). Conversely, it is the legal responsibility of the owners of boarding houses to provide accommodation and living services which ensure the welfare of the whole person and property by meeting statutory requirements.

Although a number of related studies have been done as far as service levels are concerned, data base searches revealed that limited empirical data are available with regard to the safety, legal and building requirements which boarding house owners and managers must adhere to. Therefore, the central theme and the main objective of this study is to investigate the living conditions - the service, legal and safety measures required for the successful management of boarding houses/ dormitories in Davao City. This study aimed to determine the preferences as well as the quality of living conditions of college student-boarders in the University of Mindanao Main Campus. It also aimed to determine the significant difference in the respondents' preferences when analyzed according to their profile, to identify the respondents' issues and concerns as well as boarding house operators' feedbacks and to find out the quality of living conditions of college student-boarders in terms of compliance by operators, amenities and facilities, as well as the student-boarders' internal and external living conditions.

This study was anchored on the concept of Leung (2015) in exploring the quality of living conditions of college student-boarders. Leung (2015) have also established a positive correlation between the quality of life and the comfort, convenience and visual appeal of houses. (Mamuntuan, 2006) also proposed that venturing into something unfamiliar such as living in a boarding space, room or house translates the students to increased maturity, greater self-sufficiency, and superior preparation in college. In like manner, (Thomas, 2008) also believed that boarding places afford the opportunity to forge lifelong friendships and camaraderie between and among board mates.

METHODS

This study used quantitative and qualitative methods of research design of Creswell and Zhang (2009). Relevant primary data were obtained through the use of two sets of structured and validated survey questionnaires. Second, it used a quantitative approach to answer an open ended question for substantial information. This design dealt with gathering of information to investigate the quality of living conditions of college students in boarding houses or dormitories. In addition, this method helped determine the status quo that exists in boarding house business in Davao City. The participants were 300 UM college students enrolled in diverse courses from different colleges. Aside from the student-respondents, 20 boarding house operators from selected areas around Davao City were recruited as respondents. The participating student-boarders were randomly selected from various colleges in the University of Mindanao Matina Campus. Similarly, the recruitment of boarding house operators was done through a random sampling (Lavrakas, 2008). The student-boarders were made to answer the survey form while the boarding house operators were engaged in an informal interview during the site visits. This was intended for confirmation of their responses to some items in the survey forms. After the questionnaires have been retrieved, they were matched and tabulated in a spreadsheet program with the assistance of the statistician. Data analysis was done after the open coding of responses to find the answers to the research problems. Additionally, exploratory analysis was done as a careful examination of concepts in order to understand the issues on boarding houses better. Lune and Berg (2016) explained that the process of sorting the texts or visual images into categories was purposely done to winnow the data simply because not all information may be used in a qualitative study. In this case, irrelevant pieces of information were discarded.

RESULTS

Table 1 *General Preferences of UM College Student-Boarders*

Preferences	Mean	Description
Transportation is oftentimes easy and available.	6.22	VHP
Temperature in all rooms is convenient.	5.98	HP
The rental fee is only P500 per month.	6.00	HP
House rules which foster silence, sanitation, and order is specified in the contract.	5.96	HP
There is a sufficient water supply.	6.26	VHP
There is proper waste disposal around the area.	6.34	VHP
Electrical connections are regularly checked.	6.23	VHP
There is an area for basketball, badminton and the like.	5.88	HP
There is safety within the vicinity of the temporary dwelling place.	5.82	HP

The college student-boarders’ preference in terms of location where they require easy access to transportation. This implies that these transient dwellers are never anxious about getting ill in the duration of their stay in Davao City. Instead, transportation is placed with utmost important which is true to several people in various locations. In terms of type of abode, they desire a convenient room temperature. This implicates that boarders require privacy in their temporary home. The temporary residents’ preference in terms of rental fee is 500 per month. This indicates that renters avoid being financially burdened. Nevertheless, they disfavor any hazardous kind of activity done inside the rooms to avoid such accidents as choking-smoke and blaze.

The students prefer house rules which foster silence, sanitation and order as specified in the contract achieved a mean score of 5.96 (highly preferred). The occupants like it better if the water as a basic necessity is in abundance. It is one of the most indispensable commodities that all people must have in their living. The indicator that earned the lowest mean in terms of amenities is the TV set for boarders. In today’s generation, students are more preoccupied with internet surfing rather than television viewing. In relation to this, the respondents place a higher value on the cleanliness and orderliness of their surroundings. This must be a good sign that they are willing to implement the ordinance on proper waste disposal or segregation. The indicator that gained the lowest mean in terms of safety is the drainage within the vicinity. This implies that they are confident that flood will hardly occur in their choice of abode.

The college student-renters’ preference in terms of security relies on the regular inspection of electrical connections. This clearly indicates that they require a safe place to stay through the observance of precautionary measures to avoid accidents such as fire. A number of fire incidents occur in various places in country today due to gross negligence. It is possible that they think self-discipline can be observed rather than curfew hours. They can manage their time as much as possible. The learners fancy to find recreation in outdoor sports such as basketball, badminton and the like. Despite the fact that most of the youngsters are fond of listening to music, karaoke bars located around the site snapped with a mean score of 3.58. This confirms the preference of the college student-boarders’ predilection of a serene dwelling place.

The general preference of the student-boarders such as safety, location and security being the top three. These are followed by amenities, contract, house type, recreation and the very least preferred is rental fee. To confirm the veracity and validity of the findings in survey, qualitative data were likewise gathered in an informal interview with randomly selected boarding house operators to triangulate the findings of this research investigation.

DISCUSSION

Locality

Proximity of the location: The most important factor in the choice of abode is the location according to the boarders. Majority of them declared that they are staying in a better and more convenient place because it is either near their schools or their workplaces. In fact, some of them revealed that they work around the vicinity of their workplaces. This

implies, however, that even though the rent is high, they prefer to dwell in this location due to its propinquity to their respective schools and occupations. However, a few of the boarding houses are far from their schools and workplaces. Nonetheless, some of the respondents have a distaste of the living conditions in their boarding places. Accordingly, some are in a bad situation but they rented just the same because these houses are near their schools and work. This is congruent with the study of [Jovanovic, Obradovic, Petrovic, Mihic, and Jovanovic \(2009\)](#) and [Satterthwaite \(2013\)](#) who reported that quality of the environment has a profound direct influence on the students' physical, intellectual, social and emotional development.

Conditions of the location: Many of the respondents stated their preference of their boarding places is due to its better environmental conditions compared to their previous boarding house. They have expressed their fondness of the place because according to them it is rather clean, comfortable, peaceful and safe. Correspondingly, [Satterthwaite \(2013\)](#) agrees with [Obradovic et al.](#) as well as [Cermak \(2018\)](#) by recommending the provision of a supportive environment where students may further develop holistically.

Flood quandary: However, one main problem that they encounter in their boarding places is the flood especially during a heavy downpour. In fact, on a rainy season, the rainwater enters some of the dwelling places. This likewise results to muddy footpaths and murky waters along the gutters and roads. This leads to their inconvenience in moving in and out of their houses. At times, the water source gets affected due to heavy rains as the dam becomes polluted. Hence, foul odor covers the vicinity. Consequently, the fear of the outbreak of dengue due to the mosquitoes that hang about the stagnant water around occurs. [Radder and Wang \(2006\)](#) as well as [Harmon and Schafft \(2009\)](#) are right in claiming that finding the best nature of a boarding house which is affordable, convenient and safe is the primary factor that paying guests consider especially those who are from remote places.

Noise pollution: Aside from water pollution, insects and inconvenient passageways, a number of the boarder-respondents also clamored about the noise around the premises. They are disturbed by the blaring sound that emanates from some scandalous and irritating neighbors. In some cases, they find it difficult to relax or sleep because of this unwanted hum and drum of some people around the area. This upsetting sound even starts early in the morning almost every day. The loud dog barking at midnight is an additional noise problem. In this premise, [Foster \(2000\)](#) report is but appropriate as he declared that good quality housing provides the foundations for stable communities and social inclusion. Meanwhile ([Rahman et al., 2015](#)) specified that without a responsive structural support the student may be vulnerable which might consequently lead to high risk of failure.

Safety concerns: Amidst the noise that bothers the transient settlers in their respective locations, there is also the pressing traffic problem. Part of their predicament is the malfunctioning traffic light, the absence of pedestrian lanes, the unavailability of transportation such as "tricykad" (tricycle) and the presence of drug addicts in the area. Hence, they are anxious of walking along unsafe sites. In relation to this result, [McCabe \(2016\)](#) admonished that living services will ensure the welfare of the whole property meeting the statutory requirements.

Types of Abode

Convenient spaces: A number of the student-respondents are satisfied where they board because they find their abode as comfortable and convenient. They describe their temporarily dwellings as clean, organized and well-maintained. But a few of them intend to move out if they can search for a better place to stay because of some concerns. Others need a wider space for their daily activities in school, work and other occupations they have. The rental fee is based on the size and quality of the type of abode. These results affirm the contentions of ([Chen et al., 2009](#)) who emphasized the requirement of formulating policies that will cater to the needs of temporary dwellers in such a way that they will assume their potential roles in social development.

Inconvenient spaces: On the other hand, some of the boarders uttered their disappointment about the unpleasant state of their rented houses. To them it is uncomfortable with rooms that are small, dilapidated, messy, noisy, crowded and dim due to insufficient lighting system. Because of this limited space inside the house, they think of it as improper accommodation since they suffer from poor ventilation. They are bothered by the discomfort brought by warm temperature especially on a hot season and during noontime. Some of the airways such as windows and doors are limited and small. Moreover, there is insufficient units of electric fans and air-condition system. In his report, [Van Wyk et al. \(2004\)](#) stressed that economic progress is the precursor of urban development. So that, if convenient boarding houses will continue to flourish, then thousands of students will influx the universities and colleges in different cities. Thereby, business and enterprise will boom. These findings validate the study of [Logan, Walker, and Hunt \(2009\)](#)

which indicates that the improvement of dwellers' living conditions will open the doors for better and bigger home development opportunities.

Rental Fee

Payment: More than half of the 300 respondents consider their boarding houses as worthy because of the affordable rental fee. Therefore, paying for their stay is never a problem. Accordingly, it is cheaper compared to other boarding houses. But of course, some of these temporary dwellers complain about the high fees they shell out to some operators. Most especially if the type of abode is incongruent with the amount they have to pay for their lodge. With this premise, [Schwartz \(2014\)](#) declared that cheaper lodging houses are practical solutions to expensive hotels around the city. In terms of economic growth, hotels and restaurants can still operate successfully for as long as tourist destinations continue to attract visitors from all parts of the globe. Ergo, Schwartz is in support of the statements of [Christie, Nelson, and Jolivette \(2004\)](#) that for an organic development of housing, rental fee of students should be taken into consideration. It is deemed beneficial by [Haas and Osland \(2014\)](#) as well as [Greenspan and Kennedy \(2008\)](#) to provide families with rental assistance to help them alleviate from financial difficulties.

Lease Contract

Agreements: Every individual student-renter is obliged to pay an initial amount for them to have their temporary residences in metropolitan Davao. Upon entering the contract for lease on a particular duration such as monthly, biannually or yearly, the boarders are required to submit some documents as their birth certificate, identification, school records, etc. They are also made to sign a written contract which indicates everything that pertains to their stay such as the house rules. To the student-boarder-respondents, the contract considered is generally good. There is also the inclusion of penalties whenever boarders break the house rules or damage any property. Nevertheless, there are instances when some house rules are disobeyed. So, the sanction applies. In view of these claims, [Harrington and Keating \(2006\)](#) as well as [Gordon-Davis \(2010\)](#) all agree that policies and rules and regulations that should be observed by both operators and boarders. This will help promote a harmonious relationship among the concerned individuals.

Amenities

Water supply: One of the major problems of the boarder-respondents is the insufficient water distribution. They reported that at times the water runs slow, especially in the morning when almost all renters use water for their daily routine. In some cases, the water becomes dirty due to heavy rain, contamination and poor maintenance. There is a drainage system malfunction in particular places. This portion of the result is related to the statement of [Van Lill \(2008\)](#) indicating that living in boarding houses are risky for the dwellers' health. Insufficient and unclean water supply is detrimental to the boarders' health.

Sanitation systems: [Van Lill \(2008\)](#) emphasized that almost all individuals require a hygienic environment for a healthy living. But then, when some amenities malfunction, it results to unwanted discomfort in the dwelling place. This is true with some of the student-respondents. They feel uncomfortable with dirty kitchen where there is improper dining area. Aside from that, they complain about the sullied comfort rooms which emanates foul odor because certain toilet bowls have damage flushing systems. There are also rented houses with limited provisions of sanitation amenities such as toilets and bathrooms.

Service areas: To perform their activities day after day, boarders also require additional service areas such as for washing and drying. There is a complaint about a dimly-lit laundry area, low maintenance and lack of washing tools. A few of the student-renters need a study place where some boarding houses fail to provide. Some boarders even want a smoking nook in their rented places. This result is in accordance with the report of [Schwartz \(2014\)](#) to take on new initiatives to rehabilitate public housing.

Physical facilities: There are a number of lodging places with limited appliances such as television set, radio, computer, electric fan, and air-condition unit. What more, they need a Wi-Fi or internet connection. Well, under the recommended bill of Former Senate President [Villar \(2006\)](#), the owners and operators of dormitories and boarding houses are required to provide their boarders and occupants with facilities such as lighting and electrical, ventilation and spacing, sanitary, fire protection, study room, and first aid. The bill addresses the concerns of students by giving them rental discounts and by requiring owners of dormitories and boarding houses to provide them with human treatment.

Safety

Harmonious dwelling: In terms of relationship with the owner, the student-boarders affirmed that their landlady or landlord is delightful to be with. There is the prioritization of boarders' needs. But some landlords are described as strict and inconsiderate. The boarders harbor a problematic attitude toward their landlord/ landlady as well as toward their boardmates. Reportedly, some of these housemates violated their privacy. This kind of boarding rapport affects the relationship of the entire boarding house. Hence, sometimes board mates experience misunderstanding which leads to poor concentration. Thus, their studies are directly or partially affected. Beside they cried out that some of their house mates are untidy and lazy. This scenario is somewhat similar to was revealed by [Ramanathan and Carmichael \(2008\)](#) regarding the set-up of board houses in the past where the boarders share washing, breakfast and dining facilities. This has caused friction among the inhabitants. The fact of the matter is that these settlers occupies a managed premise and become a member of a particular organization where the members have no exclusive control over any specific service or location within the temporary residence.

Healthy shelter: In a few number of boarding house, the landlady assured the spacers are assured of safety, clean, comfortable and peaceful place to live. The housemates are being encouraged to maintain respect, cleanliness and orderliness. On the contrary, there exists a parallel conundrum on the waste management. More often than not, it is observed by the temporary dwellers that there is improper garbage disposal. In addition, waste segregation is never practiced. This is one reason why there is also air pollution problem. According to [Herrenkohl et al. \(2000\)](#) other factors that hinder to the transient dwellers' achievement are alcohol abuse, crime, poor housing conditions among others. This is parallel with the discovery of [Parks and Kennedy \(2007\)](#) who considered violence exposure as detrimental to students' academic performance.

Health hazards: One major problem is the foul odor from the waste of the animals around the neighborhood. Looking inside the house, dirty kitchens produce dust mites. To their dismay, they get affected by the disturbing appearance of pests such as dust mites, cockroaches, mosquitoes, termites and other insects that linger in a messy room. In some occasions, it is not only the insects that destroy their properties inside the house but also some animals such as cats, dogs and rodents. In the report of [Foster \(2000\)](#) he averred that high standard housing is one of the foundations in establishing strong communities. Likewise, [Leung \(2015\)](#) confirmed the correlation between visual appeals of houses to quality of life. Besides, it is quite observable that boarding houses affords the opportunity to forge lifelong friendships and camaraderie among its occupants as [Thomas \(2008\)](#) has clearly indicated in his investigation.

Security

Safekeeping: A few boarder-respondents asserted that they are secured in their boarding house with the CCTV. However, in some areas, security guards are sometimes off duty. It was discovered that some of the entrances are unlocked therefore anybody can get an access to the apartment. A few of the respondents admitted that in some occasions, they are scared of going home late due to the bystanders around the vicinity. Added to that fear are the drug users, drunkards and noise-makers roaming around the place after ten in the evening. This is the result of the absence of curfew hours (between 10:00 p.m. and 6:00 a.m. Philippine Time) which must be set for boarders by the owners. Another problem is that their boarding house doesn't have proper visiting time. So, the problem is determining as to who is in-charge of opening and/or closing the door when the there is no security and the owner is out. What happens is that the key is being passed on to different hands. The findings of this study supports the proposition of [Thomas \(2008\)](#) as well as the implication in the study of [Nelson, Hall, and Forchuk \(2009\)](#) that boarding house must afford the opportunity to forge lifelong friendships and camaraderie between and among boardmates.

Recreation

Amusement: Many of the interviewees and survey participants agree that their boardmates are respectful, friendly and fun to be with. Hence, they have no problem in their temporary shelter. Even if they have very limited time for their visitors, they try to manage to enjoy their stay. Despite the absence of some recreational activities and centers, they find time to relax. But then, their bonding moments are messed up by the noise created by other recreational centers around the area such as karaoke bars and drinking places. Surprisingly, very few of the respondents refused to comment on this matter. Nevertheless, ([Mamuntuan, 2006](#)) firmly believes that rented houses may translate the students to increased maturity, greater self-sufficiency, and superior preparation in college because of the independence that they developed fully as the years go by when they are away from the comfort of their families.

Other Concerns

Miscellaneous: The crux of the matter is that the student-boarders exclaimed that in a real sense they have no major problem because they are satisfied where they stay. Except for the financial concerns such as less budget, delayed allowance and increase of prime commodities that affect their allocation for the rental fee, the respondents are unproblematic in their respective transient residences. As a consequence, they suffer from occasional starvation and minimal standard of living. On certain occasions they are affected by homesickness as they miss their families back in their hometowns. There is also a problem regarding the dislike of living together with one's sibling, the temptations of the so called "hot" girls that visit the house, engaging in pre-marital sex due to the limitless freedom, time-management setbacks, being left alone to clean the rented space and the 'badjao' people.

The outcome of the surveys and interviews are consistent with the reports of [Miller, Azrael, Hepburn, Hemenway, and Lippmann \(2006\)](#) which stated that providing intensive assistance will help student-boarders develop and hone well-rounded interpersonal skills required for successful interactions with people in a community, preparation for workplace, and advancement of life skills. These contentions expanded the idea of [Collins \(2001\)](#) who that appropriate living conditions for school age youth entails parental guidance or guardian supervision. Problems concerning attraction towards the opposite sex were the focus in the study of [Hingson, Heeren, Zakocs, Kopstein, and Wechsler \(2002\)](#). They convincingly stated that the hormone levels of students are high at their age. Hence, boarding places should provide for the exclusivity of accommodation where the ladies will be provided with dwelling places away from the men.

In general, the college student-boarders preference for a boarding house in view of the aforementioned data are as follows: a) location or easy access to transportation; b) security to have a safe living condition; c) amenities specifically with convenient room temperature and sufficient water supply; d) rental contract which indicates house rules that foster silence, sanitation, order, proper waste disposal and regular inspection of electrical connections; e) comfortable type of abode such as concrete; f) recreation such as outdoor games, basketball, badminton and the like for their recreation while they stay in Davao City, Philippines; and g) rental fee which is reliable and affordable. Therefore, authors have the reason to maintain that boarding houses or dormitories should provide specific services to minimize substance abuse, socialization problems and academic negligence ([Greenspan & Kennedy, 2008](#); [Herrenkohl et al., 2000](#); [Mailman, 2008](#); [Sizer, 2004](#)).

Housing is universally acknowledged as the second most essential human need after food and is a major economic asset in every nation. This fact is underscored by a statement in the foreword to [Foster \(2000\)](#) report that good quality housing provides the foundations for stable communities and social inclusion. The findings in this academic exploration entail a lot of careful analysis of the causes and effects of the mismanagement of boarding houses around the city of Davao. If left unaddressed, this issues and concerns will continue to exist thereby affecting the socio-economic conditions and national development of the locality and country as a whole.

CONCLUSION

The findings of the investigation yielded substantial data in relation to the research problems. The following are the student-boarders' preferences based on the identified indicators namely: a) safety (they require proper waste disposal to avoid flooding and diseases); b) location (accessibility to transportation); c) security (regular check of electrical connections to avoid blase incidents); d) amenities (sufficient and safe water supply); e) contract (house rules which foster silence, sanitation, and order); f) type of abode (convenient room temperature); g) recreation (for games such as basketball, badminton and the other outdoor activities); and h) rental fee (Php500 monthly).

The results of this study support the concept of [Leung \(2015\)](#) in exploring the quality of living conditions of college student-boarders where [Leung \(2015\)](#) established a positive correlation between the quality of life and the comfort, convenience and visual appeal of houses. The investigation yielded results which are in consonance with [Thomas \(2008\)](#) principle that boarding places afford the opportunity to forge lifelong friendships and camaraderie between and among board mates. This fact is underscored by a statement in the foreword to [Foster \(2000\)](#) report that good quality housing provides the foundations for stable communities and social inclusion. Housing is more than a shelter and the habitability of a house depends not only on the physical characteristics of the dwelling but also on the social, cultural and behavioral characteristics of the users. [Lu \(1999\)](#) has expressed the view that housing satisfaction is not only an important component of individuals' quality of life but also determines the way they respond to the residential environment.

In compliance to the basic ordinances on boarding house operations, it is hereby recommended that owners must be closely monitored and evaluated based on their planning and implementation of the rules set in view of the following areas: safety within the vicinity or immediate environment; convenient location and accessible to transportation; security for all the occupants at all times; provisions for basic amenities such as clean and adequate water supply and proper waste management; comprehensive contract to be discussed prior to entry/signing; comfortable and durable type of abode; basic outdoor or recreational facilities; affordable and reasonable monthly rental fee; and exhaust all means to promote quality internal and external living conditions. Consequently, temporary shelters might continue to be non-complaisant. With inadequate ordinances or policies on boarding house management, running this kind of business may be discouraging. It implies that relationships among operators, managers and renters may be tarnished. Needless to say, the foundation for a stable and progressive community may also be affected.

REFERENCES

- Bldg. Act. (2004). *The national building code of the Philippines*. Manila, Philippines: Philippine Congress.
- Bldg. Act. (2012). *Philippine green building act*. Manila, Philippines: Philippine Congress.
- Brilhantes, R., Aga, N. B., Tipace, F. C., Adegue, C. A., Perez, M. P., Aya-Ay, A. M., et al. (2012). The living conditions of university students in boarding houses and dormitories in Davao City, Philippines. *IAMURE: International Journal of Social Science*, 1, 66–85.
- Cermak, J. (2018). Fog and low cloud frequency and properties from active-sensor satellite data. *Remote Sensing*, 10(8), 1209. doi:<https://doi.org/10.3390/rs10081209>
- Chen, X., Yang, Q., Zhang, M., Graner, M., Zhu, X., Larmonier, N., ... Zhou, B. (2009). Diagnosis of active tuberculosis in China using an in-house gamma interferon enzyme-linked immunospot assay. *Clinical and Vaccine Immunology*, 16(6), 879–884. doi:<https://doi.org/10.1128/cvi.00044-09>
- Christie, C. A., Nelson, C. M., & Jolivet, K. (2004). School characteristics related to the use of suspension. *Education and Treatment of Children*, 27(4), 509–526.
- Collins, M. E. (2001). Transition to adulthood for vulnerable youths: A review of research and implications for policy. *Social Service Review*, 75(2), 271–291. doi:<https://doi.org/10.1086/322209>
- Creswell, J. W., & Zhang, W. (2009). The application of mixed methods designs to trauma research. *Journal of Traumatic Stress*, 22(6), 612–621. doi:<https://doi.org/10.1002/jts.20479>
- Dwyer, L., & Kim, C. (2003). Destination competitiveness: Determinants and indicators. *Current Issues in Tourism*, 6(5), 369–414. doi:<https://doi.org/10.1080/13683500308667962>
- Foster, D. R. (2000). From bobolinks to bears: Interjecting geographical history into ecological studies, environmental interpretation, and conservation planning. *Journal of Biogeography*, 27(1), 27–30. doi:<https://doi.org/10.1046/j.1365-2699.2000.00376.x>
- Gordon-Davis, L. (2010). *The hospitality industry handbook on hygiene and safety for South African students and practitioners*. Cape Town, South Africa: Juta and Company Ltd.
- Greenspan, A., & Kennedy, J. (2008). Sources and uses of equity extracted from homes. *Oxford Review of Economic Policy*, 24(1), 120–144. doi:<https://doi.org/10.1093/oxrep/grn003>
- Haas, A., & Osland, L. (2014). Commuting, migration, housing and labour markets: Complex interactions. *Urban Studies*, 51(3), 463–476. doi:<https://doi.org/10.1177/0042098013498285>
- Harmon, H. L., & Schafft, K. (2009). Rural school leadership for collaborative community development. *The Rural Educator*, 30(3), 4-9. doi:<https://doi.org/10.35608/ruraled.v30i3.443>
- Harrington, D., & Keating, M. (2006). Quality management initiatives in Irish hotels - emerging agendas in a changing environment. *Tourism and Hospitality Research*, 6(4), 267–283. doi:<https://doi.org/10.1057/palgrave.thr.6050023>
- Herrenkohl, T. I., Maguin, E., Hill, K. G., Hawkins, J. D., Abbott, R. D., & Catalano, R. F. (2000). Developmental risk factors for youth violence. *Journal of Adolescent Health*, 26(3), 176–186. doi:[https://doi.org/10.1016/S1054-139X\(99\)00065-8](https://doi.org/10.1016/S1054-139X(99)00065-8)
- Hingson, R. W., Heeren, T., Zakocs, R. C., Kopstein, A., & Wechsler, H. (2002). Magnitude of alcohol-related mortality and morbidity among US college students ages 18-24. *Journal of Studies on Alcohol*, 63(2), 136–144.
- Jovanovic, P., Obradovic, V., Petrovic, D., Mihic, M., & Jovanovic, A. (2009). Cross-cultural aspects of project management: Serbia goes to Iraq for Jordan project. *International Journal of Industrial Engineering*, 16(4),

318–330.

- Lavrakas, P. J. (2008). *Encyclopedia of survey research methods*. London, UK: Sage Publications.
- Leung, D. Y. (2015). Outdoor-indoor air pollution in urban environment: Challenges and opportunity. *Frontiers in Environmental Science*, 2, 1-7. doi:<https://doi.org/10.3389/fenvs.2014.00069>
- Logan, T., Walker, R., & Hunt, G. (2009). Understanding human trafficking in the United States. *Trauma, Violence, & Abuse*, 10(1), 3–30.
- Lu, M. (1999). Determinants of residential satisfaction: Ordered logit vs. regression models. *Growth and Change*, 30(2), 264–287. doi:<https://doi.org/10.1111/0017-4815.00113>
- Lune, H., & Berg, B. L. (2016). *Qualitative research methods for the social sciences*. Harlow, England: Pearson Higher Ed.
- Mailman, M. (2008). *It's my B & B: Getting to grips with the legal aspects of your guest house*. Retrieved from <http://www.sundaytimes.co.za>
- Mamuntuan, M. J. (2006). *Why boarding school?* Retrieved from <https://www.boardingschoolreview.com/>
- McCabe, B. J. (2016). *No place like home: Wealth, community, and the politics of homeownership*. New York, NY: Oxford University Press.
- Miller, M., Azrael, D., Hepburn, L., Hemenway, D., & Lippmann, S. J. (2006). The association between changes in household firearm ownership and rates of suicide in the United States, 1981–2002. *Injury Prevention*, 12(3), 178–182. doi:<https://doi.org/10.1136/ip.2005.010850>
- Nelson, G., Hall, G. B., & Forchuk, C. (2009). Current and preferred housing of psychiatric consumers/survivors. *Canadian Journal of Community Mental Health*, 22(1), 5–19. doi:<https://doi.org/10.7870/cjcmh-2003-0001>
- Parks, F. R., & Kennedy, J. H. (2007). The impact of race, physical attractiveness, and gender on education majors' and teachers' perceptions of student competence. *Journal of Black Studies*, 37(6), 936–943. doi:<https://doi.org/10.1177/0021934705285955>
- Radder, L., & Wang, Y. (2006). Dimensions of guest house service: Managers' perceptions and business travellers' expectations. *International Journal of Contemporary Hospitality Management*, 18(7), 554–562. doi:<https://doi.org/10.1108/09596110610702986>
- Rahman, M. A., Turner, J. F., & Elbedour, S. (2015). The US homeless student population: Homeless youth education, review of research classifications and typologies, and the US federal legislative response. *Child & Youth Care Forum*, 44(5), 687–709. doi:<https://doi.org/10.1007/s10566-014-9298-2>
- Ramanathan, V., & Carmichael, G. (2008). Global and regional climate changes due to black carbon. *Nature Geoscience*, 1(4), 221. doi:<https://doi.org/10.1038/ngeo156>
- Satterthwaite, D. (2013). The political underpinnings of cities' accumulated resilience to climate change. *Environment and Urbanization*, 25(2), 381–391. doi:<https://doi.org/10.1177/0956247813500902>
- Schwartz, A. F. (2014). *Housing policy in the United States*. New York, NY: Routledge.
- Sing, T.-F., Tsai, I.-C., & Chen, M.-C. (2006). Price dynamics in public and private housing markets in Singapore. *Journal of Housing Economics*, 15(4), 305–320. doi:<https://doi.org/10.1016/j.jhe.2006.09.006>
- Sizer, T. (2004). *The dilemma of the American high school. A mariner book*. New York, NY: Houghton Mifflin Co.
- Thomas, Z. (2008). *Boarding back in fashion*. New York, NY: Independent School Council.
- Van Lill, D. (2008). *It's my B & B: How to manage hygiene and safety in your guest house*. Retrieved from <http://www.sundaytimes.co.za>
- Van Wyk, J., Dahmer, W., & Custy, M. C. (2004). Risk management and the business environment in South Africa. *Long Range Planning*, 37(3), 259–276. doi:<https://doi.org/10.1016/j.lrp.2004.03.001>
- Villar, M. (2006). *Boarding house commission*. Manila, Philippine: Philippine Senate.