

**Assessment of the Operations and Financial Aspects
of Boarding Houses in Jaro, Iloilo**

A Special Paper

Presented to

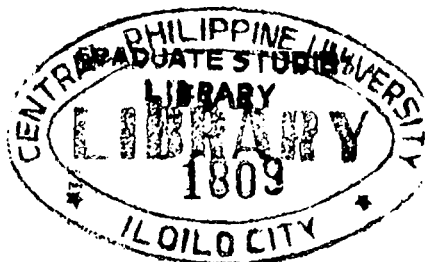
**The Faculty of the School of Graduate Studies
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by

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CHAPTER 1

INTRODUCTION

Background of the Study

Shelter is one of the basic needs of man. It provides him security, protection, and comfort. It protects him from cold, heat, wild animals, and dangerous men.

Various types of building structures have evolved to satisfy man's changing needs and personal tastes, as well as to suit his over-all environment such as climate, population, space and others. Filipinos, for instance, are by nature hospitable. Extended members of the family are taken in to live with them when they are studying, seeking employment, or are having employment in the city. Later on, boarding houses evolved into a business venture which takes in a number of tenants for a fee.

Decades ago, the need for boarding houses was not very acute. Today, however, there is a continuing demand for boarding houses in various cities of the country. The Boarding House Commission revealed that since the launching of Ordinance No. 93-430, "and ordinance regulating the operation of boarding houses in the city of Iloilo," the number of licensed boarding houses in Jaro, Iloilo City increased tremendously by over 40% in the 90's. This seems to indicate that boarding houses have good business prospects.

At present, boarding houses accept mainstay boarders, especially workers and students, and transient. Occupants like bedspacers outnumber the others. Boarding houses are needed by students, employees, and transient visitors. The cost of building a house in the city is beyond their present means, hence they prefer to rent a room or a flat. Mainstay boarders are also numerous. When asked they do prefer to live in a boarding

house, they say, is because boarding houses are more affordable, or is it because they feel more secure when they have many companions?

Some dormitories are exclusive for boys, others, or for girls only. The majority of dormitories are for girls. This choice is explained by the common concept that boys are harder to manage; besides, boys have considerable habits which girls usually do not have.

Objectives of the Study

The main objective of the study is to assess the operations of boarding houses.

Specifically, this study attempts to:

1. Find out the rate charged to the occupants by the owner.
2. Describe the nature of payments;
3. Determine the quality of boarding houses as to ventilation facilities and safety measures employed.
4. Find out the segmentation of target market
5. Find out the bases of pricing.