

COURSE CODE: HSM 205
COURSE TITLE: PRINCIPLES OF HOUSING
NUMBER OF UNITS: 3 Units
COURSE DURATION:

COURSE DETAILS:

Course Coordinator:
Email:
Office Location:
Other Lecturers:

COURSE CONTENT:

The housing needs of families. Economic, social and psychological factors involved in renting and buying a house. Housing standards. Principles and design and layout of different types. Rural housing and community development. Local materials for rural housing. Public participation in housing development. A study of housing policies of federal and state governments of Nigeria. Various methods of financing house investment in the public, private and cooperative sectors.

COURSE REQUIREMENTS:

READING LIST:

LECTURE NOTES

LECT 1: HOUSING NEEDS OF FAMILIES

Introduction: Importance of Shelter to Man

- Protection and security
- Identification
- Rest and refreshing
- Procreation.

FACTORS INVOLVED IN SELECTION

- Economic i.e. income, cost

- Socio-cultural, family size
- Location-size, proximity to other activity centres
- Psychological-Taste, intention.

LECT II: SETTING UP A HOME

Methods of Shelter Acquisition

- 1- Renting.
 - Direct
 - Indirect.
2. Hunts on renting a house
 - * Advantages in renting house
 - * Disadvantages.
3. Owning house
 - * Purchase i.e. buying a house
 - * Building, purchasing land and going through the process of Construction
 - Partial ownership-mortgage-leasing
 - Inheritance.
4. Methods of Land Acquisition
 - * Inheritance
 - * Direct purchase
 - * Transfer.
5. Steps in House Construction
 - * Acquisition of C of O
 - * Drawing of plan and obtaining approval
 - * Selecting a well qualified builder who can interpret the design plan accurately