

COURSE CODE: HSM 205**COURSE TITLE: PRINCIPLES OF HOUSING**

COURSE SYNOPSIS: 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.

LECTURE NOTES

TOPIC I: 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.

TOPIC 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.
- Seeking architectural service for supervision and guidance for builders.

TOPIC III: BUILDING MATERIALS USED IN CONSTRUCTION

1. (a) Local.

(b) Foreign.

2. List the specific material.

Discuss the importance of each.

3. Students are to bring samples of materials.

TOPIC IV: HOUSING POLICIES IN NIGERIA

Introduction: Motives behind policy formulation.

1. –Social.
2. –Political.
3. –Economic.

STAGES OF IMPLEMENTATION

1. Colonial Era.
2. Post Independence.

Discussion on NATIONAL DEVELOPMENT PLANS

1st, 2nd, 3rd and 4th.

Discussion on NATIONAL HOUSING POLICY.

Public sector involvement in housing development:

1. Private developers; 2. Institutional housing; 3. Individual house owners.

TOPIC V: PRINCIPLES AND DESIGN OF HOUSES

1. Layout – Single, Multiple i.e Estate.
2. Types of designs - i.e bungalows, upstairs.
3. Principles in construction – i.e exit doors,

TOPIC VI: FINANCING CONSTRUCTION

1. Personal savings
2. Loans from local lenders i.e cooperative societies.
3. Loan from government for its workers.
4. Loan from finance houses i.e banks most importantly FMB.

TOPIC VII: RURAL HOUSING

Introduction: Housing problems in the rural areas.

Rural Housing and Community Development

Its importance to citizens.

Importance to National development.

Importance to government.

TOPIC VIII: TEST

TOPIC IX: DEVELOPING TERM ASSIGNMENT

Making an album of;

1. Different housing designs common in Nigeria. OR
2. Materials available for house construction in Nigeria.

TOPIC X: REVISION/TUTORIAL