

## **COURSE CONTENT:** Principles of Housing and Land Development

**Course Code and Title:** 0731-113; Principles of Housing and Land Development

**Credit:** 3 Credit Hours

**CIE Marks:** 60

**SEE Marks:** 40

### **RATIONALE OF THE COURSE**

This course will provide students with a comprehensive understanding of the basic concepts and principles related to housing and land development. Housing is a fundamental human need and plays a critical role in shaping individual well-being and community development. The course aims to provide a holistic perspective on the various aspects of housing, including its market, policies, construction, management, financing, and legal aspects. By studying the course, students will be equipped with the knowledge and skills necessary to navigate the complex landscape of housing and contribute positively to the housing and land development sector.

### **CONTENT OF THE COURSE**

SL. NO.	COURSE CONTENT (As Summary)	Hrs.	CLOs
1	<b>Basic concept and definition:</b> Basic concept and definition of housing, Housing Vs. Shelter, Housing as a unique commodity, Significance of housing (Physical, social, financial and cultural aspects of housing), Definition of different terminologies related to housing (shelter, house, home, dwelling, housing), Housing typology (based on user, provider, ownership, and termination of right), Classification of housing based on structure type (Detached house, Semi-detached house, Apartment house)	6	1
2	<b>Influence of lifestyle and lifecycle on housing preference:</b> Hierarchy of human needs by Abraham Maslow (from housing perspective), Conceptual framework on housing preference, Factors influencing lifestyle and housing choice, Household type (age, type, size and stage in lifecycle), Social Class (income, education, occupation) and Values (economy, family, personal, social), Different housing norms (tenure, space, structure, quality, location, and expenditure)	6	2
3	<b>Housing Market and Obstacles:</b> Demand dynamics, Supply dynamics, Public sector involvement in housing, Private sector actors in housing supply, Land market for housing, Infrastructure, and services related to housing (water, sanitation, solid waste management, electricity, transportation), Major obstacles in the housing sector (high land value, high cost of construction material, high apartment price, house loan interest rate, property transfer, and registration fee)	6	3

4	<b>Role of Government Actors in Housing:</b> Ministry of Housing and Public Works, Ministry of Local Government, Rural Development and Cooperatives, Ministry of Planning, PWD, NHA, City Development Authorities (RAJUK, CDA, KDA, RDA), UDD, HBRI, DoA, LGED, DPHE, Paurashava and City Corporation, RDA, Planning Commission	6	5
5	<b>Low-Income Housing and Housing Affordability:</b> Slums and squatter settlement, Concept of housing affordability, Factors influencing affordability, Housing Affordability Index, Strategies for affordable housing: Statist approach, Social market housing policy, Enabling approach, Collaborative approach, Low-income housing policies in Bangladesh	9	4
6	<b>Techniques for Providing Affordable Housing:</b> Techniques for providing affordable housing, Site and services scheme (background, suitability, elements, actors, shortcomings), Land readjustment (concept, principles, condition, standard, working procedure) Slum upgrading (dimension, components, interventions, institutional setup, financing, adverse effects)	9	4
7	<b>Rules and Regulations Concerning Housing:</b> Building Construction Act, 1952 (restriction of building construction, power of removal of temporary building, and building under construction), Private Residential Land Development Rule, 2004 (Conditions for approving private residential project, land ownership and compensation, project area and population, community facilities, Standards for community facilities by population size), Real Estate Development and Management Act 2010 (Registration of real estate developers, Failure to pay instalment by buyer, Failure to handover real estate by developer, Offences and penalty)	9	5

**Course Learning Outcome:** By the end of the course, students will be able to:

<b>CLO1</b>	Understanding the key concepts of Housing
<b>CLO2</b>	Analyzing the influence of lifestyle and other factors on housing demand and supply
<b>CLO3</b>	Being able to analyze and evaluate the challenges, market trends, and demand for housing
<b>CLO4</b>	Being able to understand the basic concept of affordability and apply different policies, principles, and techniques for affordable housing
<b>CLO5</b>	Being able to explain the legal and regulatory frameworks that govern the housing and land development sector

**Mapping of Course Learning Outcomes to Program Learning Outcomes [attainment level used for CLOs from 1(weak)-3(strong) correlation]**

CLO's \ PLO's	PLO1	PLO2	PLO3	PLO4	PLO5	PLO6
CLO1		1	2			
CLO2			2			
CLO3		2	2		3	
CLO4			2		3	
CLO5				2		

**Mapping Course Learning Outcome (CLOs) with the Teaching-Learning and Assessment Strategy**

CLOs	Teaching-Learning Strategy	Assessment Strategy
CLO1	Lecture, Discussion, Problem based Exercise	Quiz, Question & Answer
CLO2	Lecture, Discussion, Problem based Exercise	Quiz, Question & Answer
CLO3	Lecture, Discussion, Problem based Exercise	Question & Answer
CLO4	Lecture, Discussion, Problem based Exercise	Presentation, Quiz, Question & Answer
CLO5	Lecture, Discussion, Problem based Exercise	Assignment, Question & Answer

**ASSESSMENT PATTERN**

**CIE – Breakup [60 marks]**

Bloom's Criteria	Attendance (07)	Class Test (15)	Assignment (05)	Presentation (08)	Mid Exam (25)
Remember	07				
Understand		05		02	05
Apply		05	02	03	10
Analyze		03	03		10

Evaluate		02			
Create				03	

**SEE – Semester End Examination [40 marks]**

<b>Bloom Criteria</b>	<b>Score for the Test</b>
Remember	05
Understand	05
Apply	10
Analyze	10
Evaluate	05
Create	05

**LEARNING MATERIALS**

**Recommended Reading:**

1. Private Sector Housing- by Dr. Toufique M. Seraj

**Supplementary Readings:**

1. Acheampong, R. A., & Anokye, P. A. (2015). Housing for the urban poor: towards alternative financing strategies for low-income housing development in Ghana. *International Development Planning Review*, 37(4), 445-465.
2. Atterhog, M. (1995). *Municipal Land Management in Asia: A Comparative Study*. United Nations Economic and Social Commission for Asia and the Pacific.
3. Beamish, Julia O., Goss, Rosemary C. & Emmel, JoAnn (2001) *Lifestyle Influences on Housing Preferences*, *Housing and Society*, 28:1-2, 1-28, DOI: 10.1080/08882746.2001.11430459
4. Hulchanski, J. David (1995) *The concept of housing affordability: Six contemporary uses of the housing expenditure-to-income ratio*, *Housing Studies*, 10:4, 471-491, DOI: 10.1080/02673039508720833
5. Hasan, Md Musleh Uddin (2020) *Planning and Governing ‘Housing for All’ in Bangladesh from National Level to Local Level*, Souvenir published on the World Habitat Day 2020 by the Ministry of Housing and Public Works, Government of Bangladesh, 45-49
6. Jahan, Sarwar (2011) *Housing, Infrastructure and Services*, in Rahman, Hossain Zillur (ed) *Urban Bangladesh- Challenges of Transition*, Power and Participation Research Centre (PPRC), Dhaka, 39-66
7. Liias, Roode (2002) *Housing Affordability: Theoretical Approaches and Practical Implementation in Challenges and Opportunities in Housing: New Concepts, Policies and*

Initiatives, Rotterdam (Netherlands), retrieved from  
<http://www.irbnet.de/daten/iconda/CIB910.pdf>