



Topic 1

Concept of Housing

Course name:

Principles of Housing and Land Development

Course code: 0731-113

Basic Concept of Housing

- In general, housing is often referred to as **shelter**; but it is more than a shelter. It provides an essence of “**Home**”.
- Housing is a “**Product**” as well as a “**Process**”
- An arranged living place ensuring **safety, comfort,** and **legal right to use** is called a house.



Housing VS Shelter

Housing is a **shelter** as well as all the facilities such as **roads, utilities, surrounding environment**, etc. provided all together.

- Shelter is a **basic commodity** that all people need for survival
- Housing assures a person's **survival** as well as helps them **thrive as a human being**. It links the family/ individual to the community and environment.

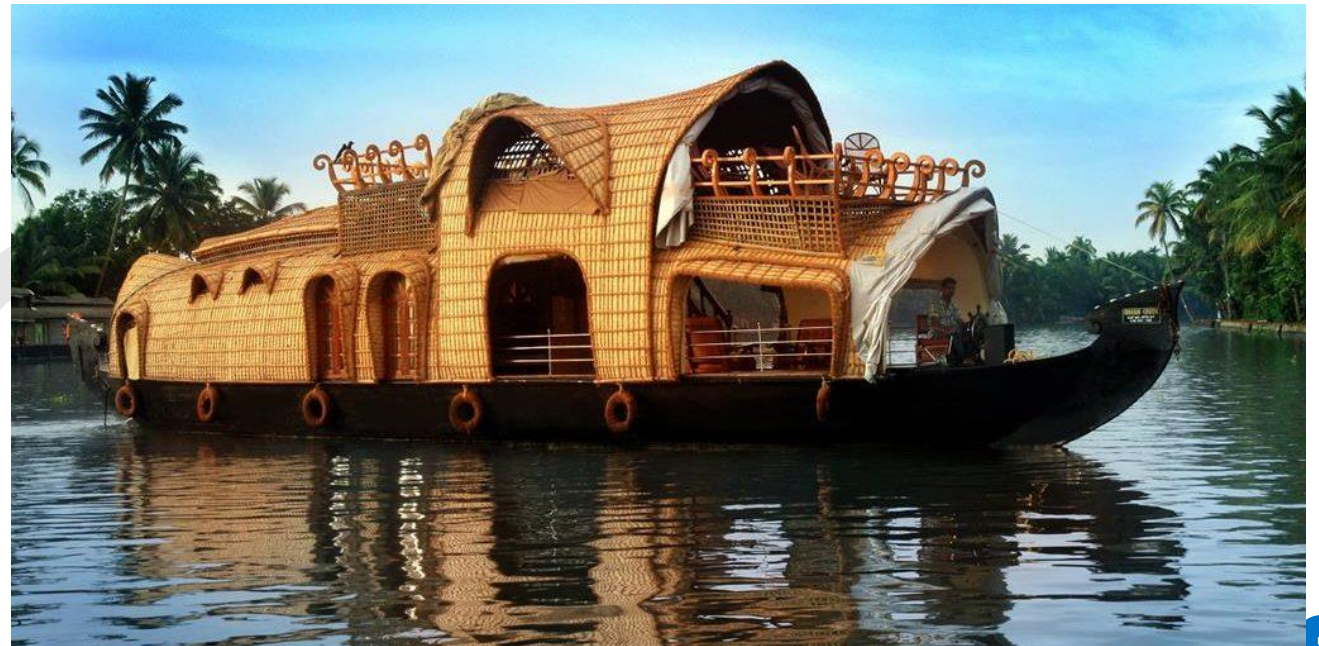


Defining Housing

According to World Health Organization (**WHO**), housing is defined as:

- Enclosed environment where man finds **protection** and feels **secured**
- Where people can function with **comfort and satisfaction** and which provides **privacy** to the individual/family.
- The environment must include all necessary **services, and facilities**, needed for the **physical and social well-being** of the family/ individual.







Housing Terminologies

Shelter: A physical facility, unit, or structure, which gives protection from natural calamities

House: It is a shelter consisting of walls, floors, doors, windows, roof, etc. in which human beings live (*house should have a proper structure*)

Home: Home is a house in which a family lives and enjoys all the happiness and affection for each other.

Dwelling: A dwelling is a residence for someone to live in. It may have a group of rooms or a single room for multiple functions. Dwelling is a broad term used to define a place to live. Houses, apartments, and dormitories all are dwellings.

Housing: Housing is a colony of houses with all amenities (utilities and community facilities). A housing colony has a profound impact on the socio-economic and physio-psychological development of human beings

Why Housing is a Unique Commodity

Demand: Constantly growing and elastic

Supply: Scarce and inelastic

Other characteristics:

- High Cost and Durability
- Limited Adaptability
- Fixity (Location)
- Complex and Diverse Housing Stock
- Imposed by Government Regulations
- Externalities/ Exogenous Influence
- Importance to quality of life and self-identity



Significance of Housing

- Protects from **extreme weather** (heat, cold, rain, wind)
- Ensures prerequisite of **good health** such as space, lightening, ventilation, toilet facilities.
- Provides **security, sense of belonging and sense of privacy** to the dweller
- An expression of **identity and social status**
- Ensures **financial** security (through sell, rent or mortgage)
- Largest single investment for many families
- Provide a healthy environment to teach **personality, attitude and family values**
- Provides a **cultural environment** to teach customs, tradition, habit and cultural way of living
- House is a determining factor for assessing the **standard of living** of a family
- Housing condition is a measure of **nation's progress**

Housing Typology

Based on User/ Occupier:

1. Family Housing
2. Dormitory Housing

Based on Ownership Type:

1. Owned
2. Rented

Based on Termination of Right:

1. Permanent
2. Temporary
(ex: government quarter, rehabilitation)

Based on Provider:

1. Government Housing (Public Sector)
2. Non-Government Housing (Private Sector)
 - Personal
 - Cooperative
 - Real Estate Developer

Types of Houses based on Structure

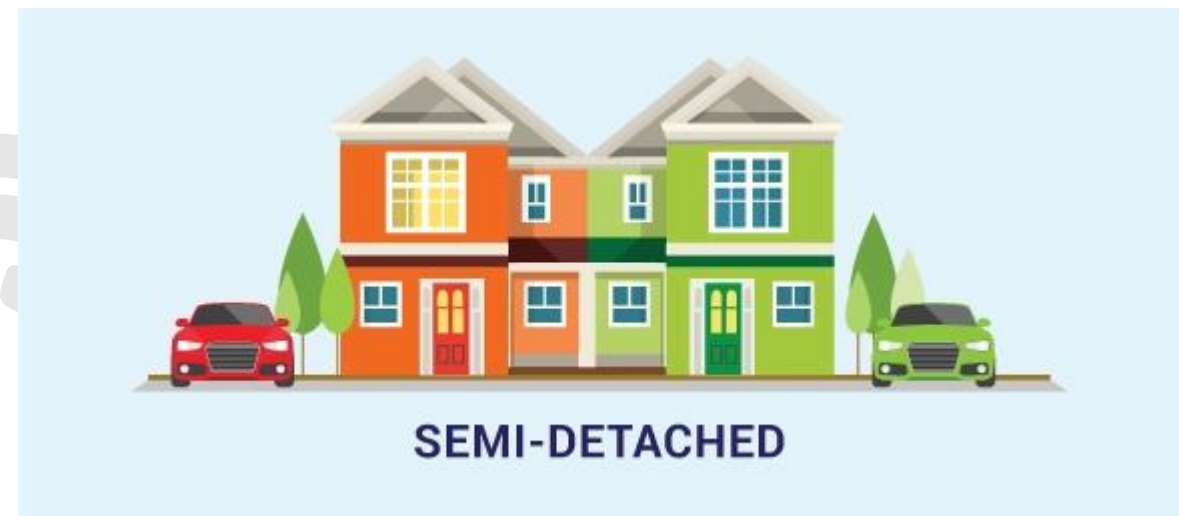
Detached House:

- Surrounded by own land on all sides
- Single-family dwelling
- Generally one or two storied building
- Design and construction vary according to the choice of owner



Semi-detached House:

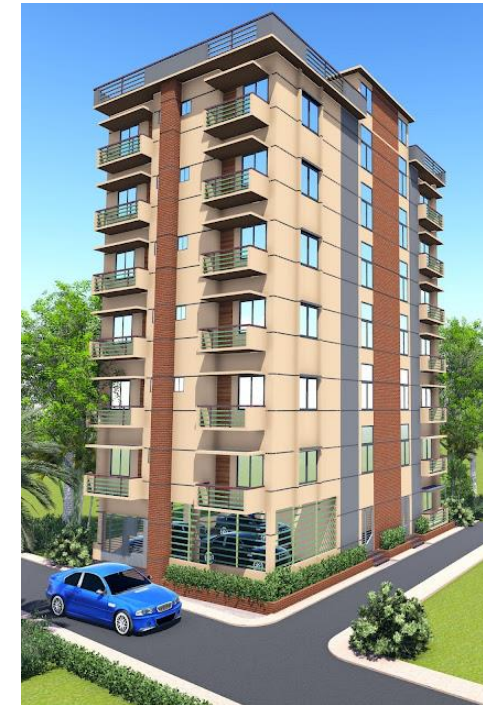
- One wall is shared between two houses to reduce the construction cost
- Utility services can also be shared between two families



Types of Houses based on Structure

Apartment House:

- Multi-unit house
- Each floor may accommodate more than one tenant
- Land and other amenities shared by all occupants



References

Text Book:

- Private Sector Housing by Dr. Toufiq M. Seraj (Chapter 2)

Further Readings:

- <http://ecoursesonline.iasri.res.in/mod/page/view.php?id=121498>





THANK YOU!



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