**Daffodil International University**

**Faculty of Business and Entrepreneurship**

**Department of Real Estate**

**Program: Bachelor of Real Estate (BRE)**

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| Semester: Fall 2023 | Examination: Final |
| Time: 2 Hours | Full Marks: 40 |
| Course Code: 0731-1101 | Course Title: Principles of Housing and Land Development |
| Section: A & B | Faculty: NFM |

Answer **all the following** questions:

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| **SL** | **Question** | **Marks** |
| 1 | Think about the housing you are currently living in. **Identify** the typology of your housing from the perspective of the occupier, provider, ownership, termination of right, and structure type. | 5  **[CLO 1]** |
| 2 | **Describe** the four values (according to Bayer et al.) that help to determine our housing choice. Which of the values do you prioritize most? **Explain** with an example. | 4+1=5  **[CLO 2]** |
| 3 | a) **What** is “Housing Affordability Index (HAI)”?  b) Suppose the median housing price is 18,000 BDT and the median household income is 30,000 BDT in Dhaka. **Calculate** the qualifying income and HAI for Dhaka.From your calculation, **explain** what the value of HAI in Dhaka indicates. | 1+4=5  **[CLO 3]** |
| 4 | a) **Show** the role of NGOs/ CBOs in the Collaborative Approach of housing provision through a diagram.  b) **How** does the government control the private sector in Social Market Housing Policy? | 4+1=5  **[CLO 3]** |
| 5 | Briefly **explain** the shortcomings of the Site and Services Scheme | 5  **[CLO 4]** |
| 6 | **Illustrate** the five key dimensions of slum upgrading. | 5  **[CLO 4]** |
| 7 | **State** at least ten conditions for approving a private residential project, according to the *Private Residential Land Development Rule, 2004.* | 5  **[CLO 5]** |
| 8 | a) Suppose a developer company wants to develop a private residential project, but they do not own 100% of the land. They need to acquire around 10% of the land.  According to *Section 7 of the Private Residential Land Development Rule (2004)*, **how** can the developer company compensate the original owner of that 10% land?  b) Suppose a real estate company failed to hand over the project within the due time mentioned in the contract. According to the *Real Estate Development and Management Act (2010),* **how** can the company compensate? | 3+2= 5  **[CLO 5]** |