

**Daffodil International University**  
**Faculty of Business and Entrepreneurship**  
**BRE Program (Spring 2025)**

**COURSE OUTLINE**

- 1. Course Code:** **0731-113**
- 2. Course Title:** Principles of Housing and Land Development
- 3. Course Type:** Core Course
- 4. Level /Term:** Level-1/ Term-1

**Class-wise lesson plan**

<b>Class No</b>	<b>Topic</b>	<b>Teaching-Learning Strategy</b>	<b>Assessment Strategy</b>
Lecture 1	Understanding course objectives and learning outcomes, an overview of the course contents, and the way of teaching and learning of the course.	Course outline and Discussion	
Lecture 2, 3	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, and housing)	PPT, Textbook	Class practice and interactive discussion.
Lecture 4	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); Discussion on question pattern of Quiz	PPT, Textbook	Class practice and interactive discussion.
Lecture 5	Quiz 1		
Lecture 6	Hierarchy of Human Needs by Abraham Maslow (from a housing perspective), Conceptual framework on housing preference, Factors influencing lifestyle and housing choice	PPT, Textbook	Class practice and interactive discussion.

Lectures 7, 8	Household type (age, type, size, and stage in the lifecycle), Social Class (income, education, occupation) and Values (economy, family, personal, social), Different housing norms (tenure, space, structure, quality, location, and expenditure)	PPT, Textbook	Class practice and interactive discussion.
Lecture 9	Housing Market of Bangladesh, Major Obstacles (high land value, high cost of construction material, high apartment price, house loan interest rate, property transfer, and registration fee)	PPT, Textbook	Class practice and interactive discussion.
Lecture 10	Quiz 2		
Lecture 11, 12	Role of Government Actors in Housing, 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	PPT, Textbook	Class practice and interactive discussion.
Lectures 13, 14, 15	Understanding the condition of low-income settlements (slums) of Dhaka City	Field visit and survey	Presentation and report by students
Lecture 16	Concept of housing affordability, Factors influencing affordability, Housing Affordability Index	PPT, Textbook	Class practice and interactive discussion.
Lecture 17	Strategies for affordable housing: Statist approach, Social market housing policy, Enabling approach, Collaborative approach	PPT, Textbook	Class practice and interactive discussion.
Lectures 18, 19, 20	Techniques for providing affordable housing, Site and services scheme (background, elements, shortcomings), Land readjustment (concept, principles, standards), Slum Upgrading (Access to water, Sanitation, Secure tenure, Durability of housing, Sufficient living area)	PPT, Textbook	Class practice and interactive discussion.
Lecture 21	Quiz 3		

Lecture 22	Private Residential Land Development Rule, 2004 (Conditions for approving private residential project, land ownership and compensation, project area and population, Standards for community facilities by population size)	PPT, Textbook	Class practice and interactive discussion.
Lecture 23	Real Estate Development and Management Act 2010 (Registration of real estate developers, Failure to pay installment by the buyer, Failure to handover real estate by the developer, Offences and penalties)	PPT, Textbook	Class practice and interactive discussion.
Lectures 24	Review for final examination		

## **Assessment and Evaluation**

### **Assessment Strategy:**

#### **Quizzes:**

Altogether 3 quizzes may be taken during the semester, 2 quizzes will be taken before the mid-term examination and 1 quiz will be taken before the final examination. The average of all of the quizzes will be considered. No make-up quiz will be taken. Students are strongly recommended not to miss any quizzes.

#### **Assignment:**

The topic will be given as an assignment during the class which each student has to prepare at home and will submit on or before the due date. No late submission of assignments will be accepted.

#### **Presentation:**

The students will have to form a group of maximum of 4 members. Each group will select a slum in Dhaka City and will visit it. They will have to conduct a physical and social survey based on a questionnaire prepared in the class. Finally, they will have to present the survey outcome in groups on the due date.

### **Marks Distribution:**

Grades will be calculated as per the university grading structure and individual students will be evaluated based on the following criteria with respective weights:

Class attendance	7%
3 Quizzes	15%
Assignment	5%
Presentation	8%
Mid-term Examination	25%
Final Examination	40%
<b>Total</b>	<b>100%</b>

## 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>