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FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF QUANTITY SURVEYING

**An Investigation Of "Substandard Houses" As A Solution For Housing supply .The case of Bulawayo**

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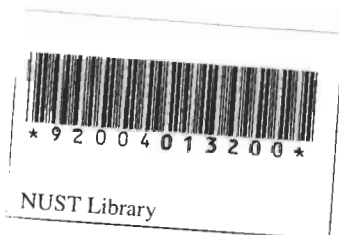
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**ABSTRACT**

There is growing concern for housing supply for low income earners, the National Housing Delivery Policy of 2000 acknowledged a cumulative backlog of over 1 million housing units. Several text such as Bond (2000), Mfico (1991) and Mufema (2007) among others were referred to. There have been many attempts to improve the housing situation, cooperatives have been used, building brigades have also been employed but the housing backlog continues to rise. The aim of the study is to find out if “substandard houses” are a solution to housing supply in a developing country like Zimbabwe, in a view to reduce the housing back log and improve housing supply in Zimbabwe. The study was qualitative and used a bit of quantitative data. The study made use of questionnaires, interviews and observations, Secondary data was also used. Case studies were referred to so as to asses their success and applicability to Zimbabwe. The study showed that house ownership was very important and that there was need for a downward revision of the housing regulations. The study also revealed that those who are do not own houses would prefer to have a house of their own even if it was constructed with hydraform bricks or a manufactured house. There was evidence that suggested that investigations should be made about local construction methods and materials. The study recommended the use of local construction materials and performance based standards. The study concluded that further research needs to be done so that the substandard materials can become standard.