



**NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY**

**FACULTY OF THE BUILT ENVIRONMENT**

**DEPARTMENT OF ARCHITECTURE**

**Zimbabwe housing**

**AAR 2206**

**Main Examination Paper**

**May 2015**

This examination paper consists of 2 pages

**Time Allowed: 3 hours**

**Total Marks: 100**

**Examiner's Name: P. NDHLOVU**

**INSTRUCTIONS**

- 1. Answer any four (4) questions*
- 2. Each question carries 25 marks*

**MARK ALLOCATION**

<b>QUESTION</b>	<b>MARKS</b>
1.	25
2.	25
3.	25
4.	25
5	25
6	25
<b>TOTAL</b>	<b>100</b>

**Question 1.**

- a) With the use of sketches, describe how a typical traditional homestead in Zimbabwe is designed, constructed and the type of materials that are used. (20)
- b) Explain why a kitchen hut was regarded as the main important structure in a homestead? (5)

**Question 2.**

Outline the housing standards that were approved and gazetted by the Zimbabwean government after Operation Restore Order (Operation Murambatsvina) used for designing residential layouts to achieve affordability, accessibility, livability and sustainability in:

- a) High density (10)
- b) Medium density (8)
- c) Low density (7)

**Question 3.**

Critique the;

- a) pre-independence housing policies and programmes implemented in Zimbabwe (10)
- b) post -independence housing policies and programmes implemented in Zimbabwe. (15)

**Question 4.**

Discuss the critical roles played by following four institutions in the development and management of housing in Zimbabwe:

- a) Central Government (8)
- b) Local Authorities (7)
- c) National and International Development Organizations (5)
- d) The Private Sector (5)

**Question 5.**

With the aid of case studies, assess the usefulness of housing cooperatives in providing affordable accommodation to low income earners in Zimbabwe. (25)

**Question 6.**

‘Slum upgrading is a multidimensional phenomenon that requires different stakeholders to improve it.’ Discuss? (25)



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**Supplementary Examination Paper**

**July 2015**

This examination paper consists of 2 pages

**Time Allowed: 3 hours**

**Total Marks: 100**

**Examiner's Name: P. NDHLOVU**

**INSTRUCTIONS**

- 3. Answer any four (4) questions**
- 4. Each question carries 25 marks**

**MARK ALLOCATION**

<b>QUESTION</b>	<b>MARKS</b>
1.	25
2.	25
3.	25
4.	25
5	25
6	25
<b>TOTAL</b>	<b>100</b>

**Question 1.**

With the use of sketches, describe the various types and uses of huts built in a typical traditional homestead and their ancillary structures. (25)

**Question 2.**

- a) Examine the usefulness of development control in promoting harmonious housing development in Zimbabwe. (10)
- b) Discuss the three main tools of development control. (15)

**Question 3.**

With the aid of sketches and illustrations, discuss any four housing types found in Zimbabwean urban areas. (25)

**Question 4.**

Outline the roles played by any five players involved in financing housing provision in Zimbabwean towns and cities. (25)

**Question 5.**

Examine the various challenges that are posed to the environment and the economy at large by mushrooming squatter settlements in Zimbabwe. (25)

**Question 6.**

Discuss the post-independence strategies that were put in place to ease housing challenges in Zimbabwe. (25)

## Marking Guide Main Paper

### Question 1

- a) Sketch a traditional homestead
- Structures that made up a traditional.
  - Design considerations and orientation and relationships of structures in a homestead
  - Construction process engaged
  - Types of material used and why?

### b) Importance of a Kitchen in a homestead

Where most of the family social events were held like:

- dead lie in rest awaiting burial
- payment of lobola,
- beer gatherings and functions of appeasing the ancestors
- family living room
- wifes' utensils were kept

### Question 2

High density	Medium density	Low density
Stand sizes range between 70m <sup>2</sup> and 200m <sup>2</sup> (70m <sup>2</sup> -89m <sup>2</sup> used for semi-detached and terrace housing and 90m <sup>2</sup> -200m <sup>2</sup> for detached housing	Stand sizes to range between 300m <sup>2</sup> – 500m <sup>2</sup> . Development to consist single family dwelling only and no outbuildings	Stand sizes to range between 800m <sup>2</sup> and 2000m <sup>2</sup>
Building lines ( 1m from the side boundary, 3m frontage and 2m from the rear)	5m frontage, 2m from side boundary and 3m from the rear	5m from the front, and 3m from all other boundaries
Road widths and access ( direct access roads to be 8m, local distributors to range between 10m -12m)	All access roads to be 10m and access roads to range between 12m and 15m	Access roads shall be 12m and local distributors to be 15m
Open spaces and play areas	Limited land set aside for	Limited land set aside for

not to exceed 5% of the total planning area.	open spaces	open spaces
Buffers / greenbelts- around dams 750m, major rivers 500m, tributaries 150m and streams 50m	Buffers / greenbelts- around dams 750m, major rivers 500m, tributaries 150m and streams 50m	Buffers / greenbelts- around dams 750m, major rivers 500m, tributaries 150m and streams 50m
Storm water drains- dish drains	Piped culverts	Piped culverts
Water supply: stands to be connected to water reticulation	stands to be connected to water reticulation	stands to be connected to water reticulation, Borehole water to be used.
Sewerage: stands to be connected to sewerage reticulation	Sewerage reticulation, septic tank connected to a communal soak away	Onsite sewerage treatment-septic tanks

### Question 3

#### a) Pre-independence housing policies and programmes

- Restrictions to black homeownership except long-leases from 1960s
- Hostel accommodation for ‘singles’.
- Rental housing of varied designs (flats, semi-detached) for couples.
- Self-help on site and service schemes from 1935.
- Employer-built accommodation.
- Upgrading of informal settlements.

#### b) Post-independence housing policies and programmes

- Home ownership for the majority-conversion of rental to homeownership.
- Establishment of the National Housing Fund and Housing and Guarantee Fund to offer affordable loans.
- Supporting cost effective and labour-intensive construction modes e.g. building & material brigades and co-operatives.
- Facilitating civil society and private sector participation in low- cost housing.
- Rationalizing building codes.
- Introducing rent control regulations.
- Initiation of rural housing programs.
- Working with waiting lists for targeting.
- Upgrading pre-independence houses in old ‘townships’.
- Informal settlement upgrading (Epworth, Dzivarasekwa).
- Direct provision of housing by government.

- Mobilization of international support (World Bank, USAID).

*Student expected to examine and analysis if these policies and programmes were effective easing housing challenges in Zimbabwe. If not what are alternative strategies that were supposed to be put in place?*

#### **Question 4**

##### **a) Central government**

- administers urban state land through the Department of Physical Planning. As such, it is the custodian of settlement development standards.
- Government act as an investor in housing programmes
- supervises local authorities
- provides housing subsidies
- steers public sector resource provision for housing and regulates activities of financial institutions involved in housing
- oversees environmental stewardship through, among others Environmental Impact Assessments (EIAs).
- administers the Public Health Act among other legislation with a bearing on human settlement standards and administration
- direct provision and post-construction repair and maintenance of state housing estates.
- custodian of the deeds registry functions including administration of the property conveyance system in the country

##### **b) Local Authorities**

- direct providers of key services,
- regulators of the activities of private developers
- partners of state, private and civil society actors
- Facilitate among other services, equitable access by all to housing.
- Land allocation and administration,
- Land use planning,
- On and offsite servicing,
- Plan approval for superstructures and construction supervision,
- Certification of completed developments,
- Technical backstopping of community groups, and
- Collecting and allocating revenue in keeping with their short and long-term plans.

##### **c) National and International Development Organizations**

- technical support (e.g. through research and policy implementation),
- social mobilization,
- direct provision,
- capacity building

- financial resource leveraging

**d) Private sector**

- involved in company-housing schemes for their employees
- lead in terms of developing and managing sizeable estates
- Land owners in urban, peri-urban and rural areas.
- International private sector: investment in housing is increasingly attracting foreign direct investment (FDI).

These have to date been mainly Zimbabwean land development companies, Pension Funds and Building Societies e.g. Building Societies: Beverly-CBZ Building Society, Zimbabwe Building Society-FBC Building Society, ZB Building Society and Central African Building Society (CABS)

**Question 5**

**Housing co-operatives**

- Description of Housing co-operatives
- Formation and composition of housing co-operatives
- stands acquisition
- Title deeds application
- Funding of co-operatives
- Purpose of co-operatives
- In which cities, towns or communities have they been critical in the provision of houses
- Challenges faced by housing co-operatives
- Roles played by central government, local authorities in aiding the sustainability of housing co-operatives.

**Question 6**

**Slum upgrading**

- Definition of slum upgrading
- Student can either agree or disagree with the assertion
- Important Players in upgrading slums. Central government, NGOs, local community, private sector, city councils, town councils and local authorities.
- How did these players interface and mingle in upgrading slum areas.