

**NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY  
FACULTY OF THE BUILT ENVIRONMENT**

**DEPARTMENT OF ARCHITECTURE**

**BACHELOR OF ARCHITECTURAL STUDIES (HONOURS) DEGREE**

2012 - 2013 ACADEMIC YEAR

PART III - FIRST SEMESTER SUPPLEMENTARY EXAMINATIONS -  
AUGUST 2013

**AAR 3105 – ISSUES OF HOUSING SUPPLY IN DEVELOPING COUNTRIES**

**Instructions**

**Time: 3 Hours**

*Answer any **FOUR** Questions.*

**QUESTION 1**

- a. What is an informal settlement (5)
- b. Explain the nature of informal settlements. Give examples to illustrate your analysis and description. (10)
- c. Discuss why informal settlement formation is a common phenomenon in any developing country. (10)

**[25]**

**QUESTION 2**

Like all markets, the housing market has both ‘demand’ and ‘supply’ sides. There are certain basic terms needed to discuss these two sides of the market and these terms are listed below.

Demand side terms	Supply side terms
Affordability (3marks)	Loan (2 marks)
Asset (3 marks)	Subsidy (2 marks)
Collateral (2 marks)	Principal (2 marks)
Mortgage (2 marks)	Interest (2 marks)
Condominium or strata Title (2 marks)	Financial Intermediary (2 marks)
	Indexed mortgage(3 marks)

Define what each term means.

**[25]**

### **QUESTION 3**

Discuss whether the construction and building materials industry in Zimbabwe is well developed in terms of quantity, quality and availability. [25]

### **QUESTION 4**

“The issue of housing is obviously not only a matter of houses, but includes the basic infrastructure of a neighbourhood”.

- a. What basic infrastructure complements housing? (10)
- b. Describe how infrastructure can be managed in developing countries. (15)

[25]

### **QUESTION 5**

- a. What are the objectives and goals of any housing policy you have studied?
- b. Explain particular instruments to stimulate housing supply? [25]

### **QUESTION 6**

“Density is one of the most important indicators and design parameter in the field of housing and human settlement planning”

- a. Define density and state its purpose? (5)
- b. List and explain the design and standard issues that affect density. (20)

[25]