



UNIVERSITY OF SWAZILAND
Faculty of Health Sciences
Department of Environmental Health Science

DEGREE IN ENVIRONMENTAL HEALTH SCIENCES

MAIN EXAMINATION PAPER MAY 2017

TITLE OF PAPER : HOUSING AND URBAN DEVELOPMENT

COURSE CODE : EHM 301

DURATION : 2 HOURS

MARKS : 100

INSTRUCTIONS :

- : READ THE QUESTIONS & INSTRUCTIONS CAREFULLY
- : ANSWER **ANY FOUR** QUESTIONS
- : EACH QUESTION **CARRIES 25** MARKS.
- : WRITE NEATLY & CLEARLY
- : NO PAPER SHOULD BE BROUGHT INTO THE EXAMINATION ROOM.
- : BEGIN EACH QUESTION ON A SEPARATE SHEET OF PAPER.

QUESTION ONE

- a) Discuss the three main obstacles on embarking on property market business. [6]
- b) Give five simple examples of improvements you can make to a property in order to realize an increase in value? [5]
- c) In few words explain the following assertions concerning property as an investment:
 - i. Property is one of few investments that does not require money to make money [2]
 - ii. The property you live in can play the role of the best bank you will ever find. [2]
 - iii. The secret of success in property is to get in early and to get out early [2]
- d) Give at least eight determinants of housing costs [8]

QUESTION TWO

- a) Discuss the advantages and disadvantages of the four types of house tenure systems in common practice. [8]
- b) Describe three Swaziland tenure systems commonly in use [6]
- c) Housing production can be driven by five factors;
 - i. List the five factors [5]
 - ii. Give examples under each factor indicating how each drives housing production [5]
- d) Define the term 'gender' in terms of housing generally [1]

QUESTION THREE

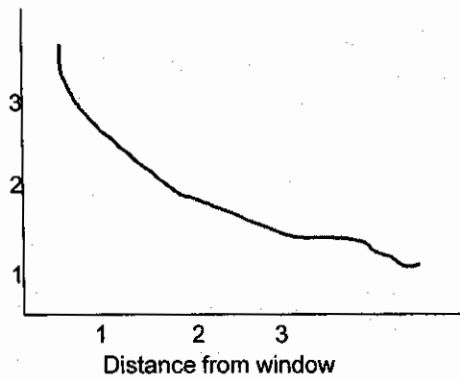
- a) You have been advised that the best method to upgrade your settlement is resettlement. Describe fully;
 - i. Aspects of resettlement as an upgrading typology [4]
 - ii. Rationale thereof in choosing the typology [4]
 - iii. Problems usually associated with [4]
 - iv. Advantages associated with [4]
- b) Emphasizing different viewpoints define the concept housing [9]

QUESTION FOUR

- a) Describe the old and the new paradigm of Housing policy [10]
- b) Taking into consideration the following graphic, discuss at least five factors that influence natural light in a dwelling [5]

Daylight factor & Sky factor

Day light factor
%



- c) Give at least four gender issues to be taken into consideration when carrying out settlement upgrading. [4]
- d) Indicate five roles and functions of the office of Directorate of Housing and Human Settlements in the Ministry of Housing and urban Development [6]

QUESTION FIVE

- a) Outline the critical steps in the property development process [6]
- b) Explain the statement 'if the housing market claims to be a market it must fully represent the market economy' [6]
- c) Explain how the three principles underpinning Urban Management Development for any successful city can be linked to housing [3]
- d) State at least four issues that may constitute land rights [4]
- e) Identify at least five environmental problems created by informal settlements and suggest important planning strategies directed towards solution of the problems [5]
- f) Define the term "Land tenure" [1]