

AUGUST 2023
EBS 367
PRINCIPLES OF HOUSING
AND HOUSING MANAGEMENT
2 HOURS

Candidate's Index Number
Signature:

UNIVERSITY OF CAPE COAST
COLLEGE OF EDUCATION STUDIES
SCHOOL OF EDUCATIONAL DEVELOPMENT AND OUTREACH
INSTITUTE OF EDUCATION

COLLEGES OF EDUCATION
FOUR-YEAR BACHELOR OF EDUCATION (B.ED)
THIRD YEAR, END-OF-FIRST SEMESTER EXAMINATION, AUGUST 2023

21ST AUGUST 2023

PRINCIPLES OF HOUSING
AND HOUSING MANAGEMENT

9:00 AM – 9:30 AM

This paper consists of two sections, A and B. Answer ALL the questions in Section A and TWO questions from Section B. Section A will be collected after the first 30 minutes.

SECTION A
(20 MARKS)

Answer ALL questions in this Section.

For items 1 to 15, each stem is followed by four options lettered A to D. Read each item carefully and circle the letter of the correct or best option.

- Which one of these types of houses shares partition walls with another building?
 - Bungalow
 - Courtyard
 - Prefabricated
 - Semi-detached
- Which one of these rooms in the house provides the social needs of individuals and families?
 - Bedroom
 - Kitchen
 - Living room
 - Storeroom
- When individuals and families live in a structure, it is referred to as a
 - home.
 - house.
 - housing.
 - shelter.

4. Which one of the housing needs is related to thoughts and emotions?
 - A. Cultural
 - B. Physical
 - C. Psychological
 - D. Social

5. Which one of these is a good building code essential to the house?
 - A. Beauty of house.
 - B. Construction of the house.
 - C. Quality of building materials.
 - D. Safety of the house.

6. Choice of furnishings depends on
 - I. lifestyle
 - II. taste
 - III. income
 - IV. occupation
 - A. I, II, III, IV
 - B. I, III
 - C. I, III, IV
 - D. II, IV

7. Which one of the following is **not** an element of design?
 - A. Line
 - B. Rhythm
 - C. Shape
 - D. Texture

8. The location of homes should be near friends or close relatives and within walking distance to shops, church and health facilities, this signifies the stage of the family life cycle.
 - A. beginning
 - B. contracting
 - C. empty nest
 - D. expanding

9. The transfer of homes and rebuilding of communities is known as
 - A. low-cost housing.
 - B. mass housing.
 - C. new townships.
 - D. resettlement.

10. Adequate housing should be seen in all the following areas **except**
 - A. good drainage system.
 - B. provision of free education.
 - C. provision of good waste disposal.
 - D. utilities and amenities provided.

11. A set of regulations establishing the type and quality of material to be used and the form of construction permitted signify
 - A. aesthetic regulations.
 - B. building regulations.
 - C. housing codes.
 - D. zoning regulations.

12. House owners are taxed to generate income for the provision and maintenance of facilities and amenities known as tax.
- income
 - property
 - revenue
 - value added
13. Which one of these is **not** one of the cultural influences on housing?
- Arrangement of rooms.
 - Furnishings within the home.
 - Style of communication in homes.
 - Types of homes people build.
14. The design of a type of a house consists of several rooms sharing a common veranda.
- bungalow
 - courtyard
 - flat
 - terrace
15. Computers are increasingly important in many aspects of building because they can
- be programmed to spot design flaws.
 - correct flaws before constructions begins.
 - help build the house within a short period.
 - help designers to complete their plans quickly.
- I, II, III
 - I, II, IV
 - I, III, IV
 - II, III, IV

Items 16 to 20 are statements followed by True and False options. Read each statement carefully and indicate whether it is True or False by circling the letter of the correct option.

16. Obtaining housing is often called “putting a roof over your head”. This emphasizes the importance of housing in meeting physical needs.
- True
 - False
17. A legal contract, issued by the bank that lends money for the purpose of financing a house. is called a title deed.
- True
 - False
18. In acquiring a land for building a house, paying for the land outright is called a freehold.
- True
 - False
19. Houses that are built for communities as a result of natural disasters are called resettlement houses.
- True
 - False

20. Aesthetic laws are to prevent overcrowding, enforce particular structural designs thereby controlling sanitation, and promoting the beauty of communities, cities and towns.
- A. True
 - B. False

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9:30 AM – 11:00 AM

SECTION B
[40 MARKS]

Answer any TWO questions from this Section.

1.
 - a. Describe the following types of houses in Ghana. **(6 marks)**
 - i. Compound or courtyard houses
 - ii. Detached or bungalow houses
 - iii. Flat or multi-storey or apartment houses
 - b. Identify **four** advantages of prefabrication. **(4 marks)**
 - c. Explain any **four** factors that influence the choice of housing. **(8 marks)**
 - d. List the rules and regulations relating to housing design policies. **(2 marks)**

2.
 - a. If you were to select an already built house, what **four** characteristics will influence your choice. **(4 marks)**
 - b. Enumerate any **three** reasons why rural houses are said to be dynamic. **(3 marks)**
 - c. Identify **five** ways in which the position of women is expressed in house designs in some specific cultures. **(5 marks)**
 - d. Which **four** factors have contributed to the changing housing needs in Ghana? **(8 marks)**

3.

- a. Identify any three climatic zones in the tropics and describe how comfort is provided in house forms in each climate. **(6 marks)**
- b. The need for privacy is met in different ways in different societies. Explain **three** ways in which this need is expressed in house forms. **(6 marks)**
- c. What factors may influence the design of a house as identified by Rapoport (1969)? Give **two** examples of each. **(6 marks)**
- d. Describe the unofficial city that can be located in urban centres. **(2 marks)**