

<b>PGD in Real Estate Construction and Management</b>		<b>Trimester I</b>	
<b>Economics of Housing</b>		<b>Code : RECM 02</b>	
<b>Periods per week</b>		<b>Lecture</b>	<b>02</b>
		<b>Practical</b>	<b>--</b>
		<b>Tutorial</b>	<b>02</b>
<b>Evaluation Scheme</b>		<b>Hours</b>	<b>Marks</b>
	<b>Term End Exam (Theory)</b>	<b>03</b>	<b>100 (Weightage 50 %)</b>
	<b>Internal Continuous Assessment</b>		<b>50 (Weightage 100%)</b>
	<b>Test</b>	<b>01</b>	<b>20</b>
	<b>Quiz/viva/ presentations/ group work based on assignments given by faculty</b>	<b>--</b>	<b>30</b>
<b>Objectives</b>	<ul style="list-style-type: none"> <li>To provide an overview of the importance of housing as basic need, types trends and polices.</li> <li>To understand economics of housing.</li> </ul>		
<b>Outcome</b>	<p>After successful completion of this course students will be able to</p> <ul style="list-style-type: none"> <li>Understand the economics of housing and evaluate its impact on real estate sector</li> <li>Assess the future needs based on economic considerations</li> </ul>		
<b>Detailed Syllabus</b>			
<b>Units</b>	<b>Topics</b>		<b>Duration (Hrs.)</b>
<b>1</b>	<b>Introduction :</b> Housing as a basic need. Role of Housing in social and economic development. Housing in relation to stages of development, particularly in relation to developing economy. Introduction to the subject of housing in Planning Programme, Micro and Macro-economic views of housing sector.		<b>03</b>

<b>Units</b>	<b>Topics</b>	<b>Duration (Hrs.)</b>
<b>2</b>	<b>Housing stress areas:</b> Structural issues, high gestation period of housing project, limited and expensive capital, spiraling land and construction cost, high fees and taxes, unfavorable development norms and low affordability. Strategies and programs tried at various metropolitan cities.	<b>04</b>
<b>3</b>	<b>Types of Housing:</b> Various types of Housing, Inclusive housing, affordable housing, luxury, hi – end, Mass Housing, LIG, MIG and HIG.	<b>03</b>
<b>4</b>	<b>Current trends:</b> Trends in types of housing needs ownership, lease / rental, service apartments, etc	<b>02</b>
<b>5</b>	<b>Real Estate Sector’s role:</b> Strategic importance of this section, second largest employment generation sector after agriculture	<b>01</b>
<b>6</b>	<b>Economics of Housing:</b> Demand and supply of housing. Steps and initiatives by public and private sector to meet the gap between demand and supply. Factors governing economics of housing.	<b>05</b>
<b>7</b>	<b>Global Trend:</b> Present scenario in Global Real Estate, developments and changes, currents trends.	<b>02</b>
	<b>Total</b>	<b>20</b>
<b>Text Books:</b>		
<ol style="list-style-type: none"> <li>1 Quigly, J. M. (1997). “The Economics of Housing”, Edward Elgar Publishing, UK.</li> <li>2 Jain R. (2011). “Housing Finance in India”. A K Publishers</li> </ol>		

**References:**

- 1 Journal of Housing Economics, ScienceDirect.com
- 2 NICMAR, Journal of Construction Management, Pune

**Internal Continuous Assessment**

1. One class test based on the above syllabus.
2. Quiz, viva, presentation, Group work, based on assignments given by faculty.