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OBAFEMI AWOLOVO UNIVERSITY, ILE-IFE
FACULTY OF ENVIRONMENTAL DESIGN AND MANAGEMENT
DEPARTMENT OF ESTATE MANAGEMENT

B.Sc. Estate Management Examination
Rain Semester, 2011/2012 Session

Course: ESM 306 (Principles of Town and Country Planning II)

Instructions:

Attempt **question four (4)** and any other **two (2)**.

Time Allowed: 2 hours

1. Write short notes on the following:

- a. Occupancy Rate
 - b. Habitable Room
 - c. Floor Space Index (F.S.I)
 - d. Height Zoning
- (20 marks)

3. a. Discuss the basic functions of space in urban area.

b. What factors should be considered in site selection for the development of open space.

c. Briefly discuss the hierarchies of open space. (20 marks)

3. a. According to Urban and Regional Planning Decree 88 of 1992, define development.

b. Why is development control necessary?

c. Discuss vividly any five instruments of development control. (20 marks)

4. a. What is site planning?

b. State five objectives of space standards for residential development.

c. Discuss five techniques of residential development.

d. With the aid of a table, describe the land use allocation that can be recommended for residential development.

e. State the advantages of density zoning. (30 marks)

5. a. In the light of the goal of Nigerian National Housing Policy, what do you understand by the term 'housing'? State any five its objectives.

b. Enumerate ten strategies of National Housing Policy. (20 marks)

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