

## **HSM 313: HOME FURNISHING MANAGEMENT AND HOUSING DESIGN**

**COURSE SYNOPSIS:** Furnitures in home furnishing and management, materials in houses construction, factors responsible for selection of house and furniture, household furniture and equipment, basic requirement before purchasing a house, Analysis of housing policy in Nigeria, mortgaging.

**WEEK ONE:** Topic materials in House construction students are expected to know the materials and their importance in housing construction.

**NOTE:** There are different materials used in house constructions. They include land, sand, concrete, cement, blocks, water labour etc.

Land is very crucial, a very scarce commodity, it is a very valuable aspect for human living.

It could be acquired either by urban acquisition or rural acquisition.

### **WEEK TWO**

#### **TOPIC: PRINCIPLES OF HOUSING**

The students are expected to understand the principles of housing.

**NOTE:** The principles of housing include the following

- (i) Number of rooms to people living inside
- (ii) Facilities such as toilet, kitchen etc
- (iii) Safety measures
- (iv) Security
- (v) External beautification

### **WEEK THREE**

#### **TOPIC: BASIC REQUIREMENT BEFORE PURCHASING A HOUSE**

The student are expected to know and understand the basic requirement before purchasing a house.

**NOTE:** The basic requirement before purchasing a house include the following.

- (i) Physical standard (structures)
- (ii) Location of the house
- (iii) Security

### **WEEK FOUR**

The students will be given a test on previous topics treated.

### **WEEK FIVE**

#### **TOPIC: FURNITURE IN HOME FURNISHING AND THEIR MANAGEMENT**

The students are expected to know the furniture's used in home furnishing and their management.

**NOTE:** Furnitures are groups of soft and hard items or materials that are used in both outside and inside the building in other to provide comfort and enhance its aesthetical value.

The types of furniture in home furnishing include

- (i) Hardwood/metal
- (ii) Soft wood
- (iii)Fixtures

## **WEEK SIX**

### **TOPIC: MATERIALS FOR FURNITURE**

The students are expected to familiarize themselves with different materials used for furniture.

**NOTE:** There are different materials used for furniture but the most common material used is the wood others include horns, fibre, glass, aluminum, iron, plastic etc.

## **WEEK SEVEN**

The students will be given assignment on materials used for furniture.

## **WEEK EIGHT**

### **TOPIC: GROUP OF FURNITURE**

The students are expected to know and understand the different group of furniture.

**NOTE:** Furnitures are grouped into two categories which are

1. Institutional furniture: These are furniture's that serve similar purpose e.g. bed, chairs, tables desk etc.
2. Business furniture: These are furniture's used at home, places such as private offices.

## **WEEK NINE**

### **MORTGAGING**

The students are expected to understand the principles under mortgaging.

**NOTE:** Mortgaging represent a loan on a house that has to be paid over a specified period of time acting as a personal guarantee that will repay the money borrowed. There are different types of mortgages.

1. Adjustable mortgages
2. Reverse mortgagees

## **WEEK TEN**

### **ANALYSIS OF HOUSE DESIGN IN NIGERIA AND MATERIALS FOR HOME FURNISHING**

The students are expected to familiarize themselves with different house designs and know the methods of home furnishing.

**NOTE:** There are different home designs namely

- (i) Hut
- (ii) Apartment
- (iii) Duplex
- (iv) Single family detached house
- (v) Terraced house

Methods of home furnishing includes

- (i) Modern style
- (ii) Liberal period furnishing of modest elegance
- (iii) Ornamental period furnishing

## WEEK ELEVEN

### TOPIC: FACTORS THAT INFLUENCES CHANGE IN FURNITURE

The students are expected to understand the different factors influencing change in furniture's..

NOTE: Furniture designs are numerous but taste and ideas are personal factors that influence the change.

These are different factors which include

- (i) Ultimate factors
- (ii) Economical factors
- (iii) Educational factors
- (iv) Religious factors

## WEEK TWELVE

Revision will be done and students will have the opportunity to ask the lecturers questions.