

THE HOUSING PROBLEM

1- GENERAL

Generally, every country or city in the world have a problem of housing, the most important manifestations confined to the following :

1- The problem of housing may be shortage in **number of demanded units** as compared to the supplied units .in other word, the problem is numerical problem as relation between no. of units and household. In any case, the problem is temporary and ceases to meet the shortfall in housing units .

2- The housing problem may not be numerical, but the problem in the **quality of the units** which not be appropriate for residents .

3- The housing problem may be in the **distribution of units**. Where the problem in distribution of housing units in the non-work areas. In some countries the availability of adequate housing does not provide adequate employment.

2- FACTORS

The housing problem can be identified the following factors:

- 1- The lack of basic plans for housing and reconstruction. This is not to build many of units ,but must known the type of suitable housing for residents and study the social and economic structure for residents.
- 2- Shortage in the investments of the housing and the bad distribution for these investments according to the social and economic composition of residents .
- 3- lack of space for housing .
- 4- increasing the proportion of mortal buildings that eroded and its useful life is over.
- 5- lack of the virtual average life of the house

3- The most important terms that use in the study of housing problem:

- 1- Housing stock :** refer to the total available of dwelling units in the country .for example if we say that the housing stock in Iraq is (800 000)unit , it represent the housing capital in the **gross domestic products (GDP)**.
- 2- Housing needs :** The housing stock is less than the needs of the country's households for dwelling units.
- 3- Housing shortage :** a condition of the housing market in which the supply of livable dwelling units in insufficient to meet demand or need. **in other words the housing shortage represent the difference between the housing need and housing stock.**
- 4- Housing demand:** It's a housing activity that contains the desire of the person to obtain house, it is an **economic demand**.

We have two factors :

- 1- Economical level.
- 2- Personal desire for obtain unit.

5- Effective demand: It means that the family has the **economical ability** to obtain a dwelling unit.

6- Housing market: the situation of the housing market determine the demand for housing .

In other word: (**Economical Analysis For Housing**)

- **More** dwelling units available it means **LESS** demand.
- **Less** dwelling units available it means **increasing** of demand, and in the same time, increase in price of dwelling unit (D.U.).