

SELF-TEST – WEEKS 1-4

Lecture 1 - Housing systems, history and developments

1. What are admitted institutions as defined in the Housing Act?
 - a. Organizations that are allowed to make profit in the social housing sector
 - b. Organizations that are allowed to make profit in the commercial housing sector
 - c. Organizations that are allowed to act as landlord in the social housing sector
 - d. Organizations that are allowed to act as landlord in the commercial housing sector
2. Which statement is true for a housing association. A housing association is
 - a. a private organization with profit regime
 - b. a private organization with non-profit regime
 - c. a public organization with profit regime
 - d. a public organization with non-profit regime
3. The social housing sector in the Netherlands compared to other countries is exceptionally big. What is the explanation for this?
 - a. It has grown big because of the strong emergence of the Dutch housing associations after the second world war
 - b. The social housing sector can be this big because the Dutch rental housing market is a unitary rental market as opposed to a dual rental market
 - c. The relatively high degree of regulation of the Dutch housing market
 - d. The relatively high share of low income groups in the Dutch society

Niboer and Gruis (2011) in their article “Shifting back-changing organisational strategies in Dutch social housing” describe the results of a study into recent trends in strategies adopted by Dutch housing associations.

4. What is the major finding of their study?
 - a. Housing associations have broadened their scope of activities to include more commercial activities
 - b. Housing associations have assigned higher priority to social returns as opposed to financial returns
 - c. Housing associations have focused more on their core activity of managing and developing homes for low income groups
 - d. No clear changes are visible – housing associations have not implemented substantial changes in their strategies

Lecture 2 - Quality of housing and housing preference research Part 1

5. Which of the following statements is NOT an assumption of the life-cycle model?
 - a. People go through different stages in their life
 - b. These stages are predictable – everyone passes through the same stages in the same order
 - c. The housing demand generally depends on the life-cycle stage
 - d. Related to every life-cycle stage is a particular housing type

6. According to the life-course model, people follow several careers simultaneously. Which of the following statements about the life-course model is NOT correct.
 - a. Events in each career may trigger a move (a change in the housing career)
 - b. The careers are strongly individual – no life course is exactly the same
 - c. Housing career is the dependent career, and family, labour and education are the independent careers
 - d. Choice behavior and preferences can only be understood in the context of a life course
7. The decompositional method in measuring housing preferences has a number of disadvantages. Which of the following statements about this method is NOT true?
 - a. It does not take into account possible interaction effects between attributes
 - b. It only considers attributes of the dwelling; it ignores attributes of the environment
 - c. Stated preferences may not be the true preferences of an individual
 - d. It does not reveal how individuals make trade-offs between attributes when they have to make choice
8. Individuals' housing decisions are influenced by social norms – this is emphasized in the
 - a. decision-making approach
 - b. life-style approach
 - c. theory of planned behavior
 - d. life-course model

Lecture 3 - Housing preference research Part 2 and housing models

9. A researcher is particularly interested in measuring preference values and using the results to predict choice behavior. Which method should she use?
 - a. Conjoint analysis
 - b. The traditional compositional method
 - c. The meaning-structure method
 - d. The residential images method
10. Which of the following disadvantages does NOT hold for the lifestyle approach?
 - a. There is no consensus on the definition of lifestyle
 - b. There are no statistical methods to identify lifestyle groups in data
 - c. The explanatory power of lifestyle variables appears to be limited
 - d. It is often not clear how lifestyle categories can be translated to housing demands
11. The Cohort model is used in the context of the PRIMOS model to make a prognosis of
 - a. The development of employment
 - b. Demographic developments
 - c. The developments in the housing stock
 - d. The migration flows between regions
12. Why are agent-based models in theory better able to predict qualitative imbalances between demand and supply compared to traditional housing market models (such as PRIMOS)?

The micro-simulation approach makes it possible ...

- a. to predict more accurately changes in the housing stock
- b. to predict more accurately demographic developments
- c. to incorporate housing preferences and choice behavior in the model
- d. to predict more accurately migration flows between regions

Lecture 4 - Quality of housing and strategic marketing

13. For performance analysis a useful subdivision of the portfolio of a landlord is based on the concept of market complex (in Dogge and Smeets (1998) called Dwelling Estate). How is market complex defined?
 - a. collection of dwellings within a building (apartment flat)
 - b. collection of dwellings on a building plot (parcel)
 - c. collection of dwellings that are built in the same year for the same target group
 - d. collection of dwellings that are of the same type and located in the same neighborhood
14. Landlords steer on customer value – they want to achieve customer loyalty by offering high quality over the entire usage period. Which marketing concept applies here?
 - a. Product concept
 - b. Sales concept
 - c. Strategic marketing concept
 - d. None of these concepts
15. The REN is a checklist that allows landlords to measure the performance of their portfolio. How is performance defined in the context of the REN?
 - a. An overall customer satisfaction score across relevant attributes of the dwelling and environment
 - b. An overall score of the match between demanded and supplied performance across relevant attributes of the dwelling and environment
 - c. An overall score of the quality of housing across relevant attributes of the dwelling and environment
 - d. An overall score of the customer value of housing across relevant attributes of the dwelling and environment
16. Which of the following marketing instruments are of limited use for a landlord in the short term?
 - a. Product
 - b. Price
 - c. Promotion
 - d. Place