



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN

BSC PROPERTY DEVELOPMENT AND ESTATE MANAGEMENT

LAND ECONOMICS

BLP 2203

Supplementary Examination Paper

December 2016

This examination paper consists of 2 pages

Time Allowed: 3 hours

Total Marks: 100

Special Requirements: None

Examiner's Name: MrB Chigara

INSTRUCTIONS

1. Answer any three (3) questions from Section A. Section B is **compulsory**.
2. Each question carries 25 marks
3. Where required give examples and draw illustrations and diagrams

MARK ALLOCATION

QUESTION	MARKS (SELECTED FOUR)
1.	25
2.	25
3.	25
4.	25
5.	25
6.	25

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SECTION A

Question 1

Examine how the following account for the changed land prices and land use distribution in cities:

- a) Growth of information communication technologies (8)
- b) City centre (central area) redevelopment (8)
- c) Local and central government policy (9)

[25]

Question 2

Explain the following spatial location theories

- a) Central place theory (8)
- b) Bid rent theory (8)
- c) Von Thunen's theory (9)

[25]

Question 3

Discuss any five factors that affect demand of land for housing.

[25]

Question 4

- a) Explain any four functions of the land market.(12)
- b) Justify the rationale for government intervention in urban land markets.(13)

[25]

SECTION B

Question 6

- a) Explain how competitive bidding ensures efficient use of land (10)
- b) Discuss the reasons for the commercial use movements from the **CBD** to suburban locations in cities like Harare and others in Zimbabwe (15)

[25]