



**NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY**

**FACULTY OF THE BUILT ENVIRONMENT**

**DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN**

**PROPERTY DEVELOPMENT I**

**BLP 1101**

**EXAMINATION PAPER**

**DECEMBER 2015**

This examination paper consists of 3 pages

**Time Allowed: 3 hours**

**Total Marks: 100**

**Special Requirements: Nil**

**Examiner's Name: Mr B Chigara**

**INSTRUCTIONS**

1. Answer four (4) questions, two from each section
2. Each question carries 25 marks
3. Where required give examples and draw illustrations and diagrams

**MARK ALLOCATION**

<b>QUESTION</b>	<b>MARKS (ANY FOUR)</b>
1.	25
2.	25
3.	25
4.	25
5.	25
6.	25
<b>TOTAL</b>	<b>100</b>

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## SECTION A

### **Question 1**

- a. Provide an assessment of the structure of the property development industry in Zimbabwe. (15)
- b. Demonstrate how knowledge of property cycles would be of benefit to property developers. (10)

[25]

### **Question 2**

The introduction of multi-currency system in 2009 brought a lot of hope to the property development industry. However, this was not met by a corresponding rise in property development. Account for the factors that affected urban residential property development in Zimbabwe from 2009 to date.

[25]

### **Question 3**

React to the assertion that property development is an iterative process.

[25]

## QUESTION B

### **Question 4**

Explain the following as they relate to property market research

- a. Strategic analysis [5]
- b. Economic area analysis [5]
- c. Trade area analysis [5]
- d. Forecasting [5]
- e. Portfolio analysis [5]

[25]

**Question 5**

‘The ability to be attentive to the needs of stakeholders is considered an important factor in planning and siting a real estate development project.’ To what extent does this statement relate real estate development projects in Zimbabwe? [25]

**Question 6**

Examine any five risks associated with commercial real property development and provide risk management strategies for each of the risks. [25]