



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN

PROPERTY DEVELOPMENT

BLP 1101

SUPPLEMENTARY EXAMINATION PAPER

JULY 2016

This examination paper consists of 2 pages

Time Allowed: 3 hours

Total Marks: 100

Special Requirements:

Examiner's Name: Mr B Chigara

INSTRUCTIONS

1. Answer any four (4) questions
2. Each question carries 25 marks
3. Where required give examples and draw illustrations and diagrams

MARK ALLOCATION

QUESTION	MARKS
1.	25
2.	25
3.	25
4.	25
5.	25
6.	25
TOTAL	100

Question 1

Describe the sequence of events in a typical property development process. [25]

Question 2

Property development is a multidisciplinary activity. Discuss. [25]

Question 3

- a. React to the assertion that market research is a prerequisite for viable and confident completion of property development projects. (15)
- b. Explain the components of such research. (10)

[25]

Question 4

Explain the following as they relate to property development and the economy

- i. Business cycle (8)
- ii. Credit cycle (8)
- iii. Property development cycle (9)

[25]

Question 5

Discuss the factors that should be taken into account in appraising a site for a proposed office development. [25]

Question 6

ZESA holdings carried out a market survey before the construction of Parklands shopping mall in Bulawayo and the survey showed that the proposed project is viable. However, when completed, the shopping mall absorption rate still remains low. As a Property Consultant, advise your client, ZESA Holdings, of what may have gone wrong and what can be done to bring life to the shopping mall. [25]