



**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**

**NOVEMBER 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 two (2) questions from each section
2. Each question carries 25 marks

**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

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

[25]

### Question 2

Assess the factors that affect residential property development in Zimbabwean cities and towns.

[25]

### Question 3

- a) Differentiate between external and internal stakeholders (5)
- b) To what extent can external stakeholders affect real property development? (20)

[25]

## SECTION B

### Question 4

‘Property development is risk venture in most developing and developing countries’. Discuss this statement making reference to property development in Zimbabwe and elsewhere.

[25]

### Question 5

- a) Explain what is meant by property market research. (5)
- b) Demonstrate how property market research can influence economic sustainability of real property projects. (20)

[25]

### Question 6

‘Most out-of-town shopping malls in Bulawayo and other cities in Zimbabwe generally have low occupancy levels’.

- a) Discuss the factors that may have contributed to this situation. (15)
- b) Suggest strategies that may be used to improve the situation. (10)

[25]