



**NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY**

**FACULTY OF THE BUILT ENVIRONMENT**

**DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN**

**Property Development II**

**BLP2101**

**MAIN PAPER**

**DECEMBER 2017**

This examination paper consists of 3 pages

**Time Allowed: 3 hours**

**Total Marks: 100**

**Special Requirements:**

**Examiner's Name: Mr T. Madyangove/ B Chigara**

**INSTRUCTIONS**

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

**MARK ALLOCATION**

<b>QUESTION</b>	<b>MARKS (<i>For any selected four</i>)</b>
1.	<b>25</b>
2.	<b>25</b>
3.	<b>25</b>
4.	<b>25</b>
5.	<b>25</b>
6.	<b>25</b>
<b>TOTAL</b>	<b>100</b>

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## **SECTION A**

### **Question 1**

‘Effective team performance derives from several fundamental characteristics’ (Zaccaro et al., 2001). In light of the above assertion and with the aid of examples, critically analyse the importance of team building on a property development process.

[25]

## **SECTION B**

### **Question 2**

- a) Briefly explain key differences between real estate development and property development and/or if they are the same. Justify. (10)
- b) Outline any five characteristics that define the effects and nature of the property development industry. (15)

[25]

### **Question 3**

‘Project financing is important to ensure success of any property development process.’ Using examples, discuss any five appraisal methods used to monitor and evaluate during the financing of a property development venture.

[25]

### **Question 4**

- a) Illustrate the necessity of Risk Identification and Risk Analysis on a property development process. (10)
- b) Using Zimbabwe as a case study, examine the importance of tendering during a property development project. (15)

[25]

**Question 5**

Using valid examples, give a detailed analysis of the processes involved in the management of properties.

[25]

**Question 6**

In light of the economic environment in Zimbabwe and with the aid of examples, give a detailed account as to why the feasibility stage is important in a property development process.

[25]