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

Main Examination Paper

July 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**

Copyright: National University of Science and Technology, 2016

SECTION A

Question 1

a) What is meant by land economics?(5)
b) Discuss any five factors that affect supply of land for urban development.(20)

[25]

Question 2

Examine how the bid rent theory explains urban land use distribution in cities that you have studied. **[25]**

Question 3

Explain the following urban spatial model.

a) Concentric zone model   (8)
b)   Sector model   (8)
c)   Multi-nuclei model   (9)

[25]

Question 4

a) What is meant by a property cycle?(5)
b) Making reference to the period from 2000 to 2016 in Zimbabwe, review the property cycle theory and its relevance to the housing market (20)

[25]

Question 5

a) Differentiate between formal and informal land markets.(5)
b) Discuss any four conditions that characterise competitive land markets.(20)

[25]

SECTION B

Question 6

Using examples or case studies from Zimbabwe and elsewhere, discuss the impact of government interventions and land policy on the operations of the land market.   **[25]**