



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN

ESTATE MANAGEMENT 1

BLP4102

Main Examination Paper

April/May 2018

This examination paper consists of 3 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: B. Chigara

INSTRUCTIONS

- 1. Answer any three (3) questions in Section A and Section B is Compulsory*
- 2. Each question carries 25 marks*

MARK ALLOCATION

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

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SECTION A

Question 1

- a. Explain what is meant by real estate management. (5)
- b. Examine the two approaches that are commonly adopted by property investors in the management of their real property. (20)

[25]

Question 2

- a. Explain the following with regards to real estate management
 - i. Lease agreement (5)
 - ii. Management agreement (5)
- b. Describe the key elements of a valid lease agreement (15)

[25]

Question 3

- a. Why should a property manager be concerned about ethics in Real Estate Management? (5)
- b. Discuss the impact of the legal and institutional framework on the management of real property in Zimbabwe. (20)

[25]

Question 4

- a. Explain the rationale for the preparation of a property management plan [5]
- b. Discuss the issues included in a property management plan under the following
 - i. market analysis (8)
 - ii. property analysis (7)
 - iii. owner's objectives (5)

[25]

Question 5

- a. Discuss the effects of inadequate maintenance of rented property. (15)
- b. Assess the factors that affect the maintenance of real property. (10)

[25]

SECTION B

Question 6

Examine the notion that without the services of professional property managers, most high-rise commercial and residential buildings in cities and towns would be ineffectively and inefficiently managed.

[25]