

**NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY**

**FACULTY OF THE BUILT ENVIRONMENT**

**DEPARTMENT OF QUANTITY SURVEYING**

**PART IV SECOND SEMESTER EXAMINATIONS – MAY 2013**

**PROPERTY DEVELOPMENT AND ESTATE MANAGEMENT – AQS4207**

Time: 3 hours

Total Marks: 100

**Instructions**

Answer any four questions. All questions carry equal marks.

---

**Question 1**

Explain the factors that developers should take into account when identifying sites for retail, office and industrial development **(25 marks)**

**Question 2**

a. Explain what constitutes property market research **(15 marks)**

b. Justify the rationale for property market research in real property development **(10 marks)**

**Question 3**

With the aid of case examples, discuss the three key features that distinguish a lease from a licence in the management of real property . **(25 marks)**

**Question 4**

Discuss the factors that affect the value of real property. **(25 marks)**

**Question 5**

Discuss the regulatory and operational framework governing management of real property in Zimbabwe **(25 marks)**

**Question 6**

Write brief notes on the following in relation to real property

- i) Estoppel tenancy (5 marks)**
- ii) Covenants (5 marks)**
- iii) Corporeal hereditaments (5 marks)**
- iv) Easements (5 marks)**
- v) Fee simple absolute in possession (5marks)**

**END OF EXAMINATION**

**NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY**

**FACULTY OF THE BUILT ENVIRONMENT**

**DEPARTMENT OF QUANTITY SURVEYING**

**PART IV SUPPLEMENTARY EXAMINATIONS – AUGUST 2013**

**PROPERTY DEVELOPMENT AND ESTATE MANAGEMENT – AQS4207**

Time: 3 hours

Total Marks: 100

**Instructions to candidates**

Answer any four questions. All questions carry equal marks.

---

**Question 1**

Discuss any five real property rights showing how they affect values of real property **(25 marks)**

**Question 2**

Discuss the effects of land use planning on real property development **(25 marks)**

**Question 3**

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

**Question 4**

React to the assertion that without the services of Estate Agents most commercial buildings would be inefficiently managed. **(25 marks)**

**Question 5**

Describe the five essential elements of Lease Agreement. **(25 marks)**

**Question 6**

Explain any five methods of valuation of real property commonly used in Zimbabwe. **(25 marks)**

**END OF EXAMINATION**