

NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY
FACULTY OF THE BUILT ENVIRONMENT
BACHELOR OF QUANTITY SURVEYING HONOURS DEGREE
PART IV SUPPLEMENTARY EXAMINATIONS – JULY 2014
PROPERTY DEVELOPMENT AND ESTATE MANAGEMENT – AQS4207

TIME: 3 HOURS TOTAL MARKS: 100

Instructions to candidates

Answer any **four** questions.

Where information is insufficient, candidates can make reasonable assumptions.

Question 1

Describe essential elements of a lease agreement. (25 marks)

Question 2

Explain the following as they relate to real property

- a. Freehold (5 marks)
- b. Sectional title (5 marks)
- c. Usufruct (5 marks)
- d. Life interests (5 marks)
- e. Deed of sale (5 marks)

Question 3

Discuss key issues to be addressed in a market survey for a proposed out-of-town shopping mall. (25 marks)

Question 4

To what extent does town planning frustrate property development initiatives in urban areas in Zimbabwe? (25 marks)

Question 5

Discuss principal factors that affect demand for office accommodation (25 marks)

Question 6

Explain the following methods of valuation showing where each method can be used in practice

- a. Investment method (12 marks)
- b. Comparative method (13 marks)

END OF EXAMINATION