



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF PROPERTY STUDIES AND URBAN DESIGN

INTRODUCTION TO PROPERTY DEVELOPMENT

BLP 1103

Examination Paper

December 2024

This examination paper consists of 3 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: Mr. B Dube and Mr. J Mlotshwa

INSTRUCTIONS

1. Answer any four (4) questions
2. Each question carries 25 marks
3. Where required give examples

MARK ALLOCATION

QUESTION	MARKS
1.	25
2.	25
3.	25
4.	25
5.	25
6.	25
TOTAL FOR ANY FOUR (4) QUESTIONS	100

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Question 1

Identify and briefly explain five (5) primary categories of real estate. [25]

Question 2

Discuss the significance of 'property development feasibility analysis' in the real estate industry. [25]

Question 3

- a. In property development, various stakeholders can either support or oppose the project, impacting its outcome. Name any five (5) key stakeholders in property development. [5]
- b. Elaborate on the roles of the stakeholders identified in question 3(a). [20]

Question 4

Using practical examples, explain why it is important to view property development as a process instead of a collection of separate activities. [25]

Question 5

- a. Outline any four (4) requirements for obtaining an occupation certificate from an urban local authority. [12]
- b. Write brief notes on market research in the context of property development. [13]

Question 6

- a. Define the term 'sustainable real estate.' [5]
- b. With the aid of examples, discuss the advantages of sustainable real estate in the context of the built environment. [20]