



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY
FACULTY OF THE BUILT ENVIRONMENT
DEPARTMENT OF PROPERTY STUDIES AND URBAN DESIGN
INTRODUCTION TO PROPERTY VALUATION

BLP2109

Main Examination Paper

December 2024

This examination paper consists of 2 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: Prof. A. Chigwenya/ Mr J Mlotshwa

Requirements: Calculator

INSTRUCTIONS

1. Answer any four (4) questions.
2. Each question carries 25 marks

MARK ALLOCATION

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

Question 1

Explain the following terms as they are used in property valuation fraternity

- i) Freehold (5)
 - ii) Encumbrances (5)
 - iii) Open market value (5)
 - iv) Deed of sale (5)
 - v) Discounting (5)
- (25 marks)**

Question 2

Discuss any five reasons for carrying out a property valuation. (25 marks)

Question 3

Examine how economic factors can affect property values. (25 marks)

Question 4

Your client has a vacant block of offices and has approached you to conduct a valuation to establish the market value of his property. Describe using illustrations how you will evaluate the property using the investment method.

(25 marks)

Question 5

An investor is willing to buy a piece of land in the city of Bulawayo where it is very difficult to obtain comparables. He is looking forward to building a block of flats. Give the full details of how you will arrive at the land value. (25 marks)

Question 6

You have been approached by an investor who owns a filling station along Lobengula Road in Bulawayo for valuation services. Discuss the details that you will undertake to establish the value of that filling station. (25 marks)

END