



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF PROPERTY STUDIES AND URBAN DESIGN

ASPECTS OF PROPERTY MANAGEMENT

BLP 2212

FEBRUARY 2025

This examination paper consists of 3 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: J. Mayisa

INSTRUCTIONS

1. Answer any three (3) questions from section A. Section B is compulsory.

MARK ALLOCATION

QUESTION	MARKS
1.	20
2.	20
3.	20
4.	20
5	20
6	40
TOTAL	100

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SECTION A

Question 1

- a) Outline the ethical considerations for property managers. (5)
- b) With reference to the **Estate Agents Act** (Chapter 27:05) outline the roles of property managers in property management. (15)

[20]

Question 2

Describe how the following leases can be applied in property management:

- a) Gross lease (4)
- b) Percentage lease (4)
- c) Net lease (4)
- d) Ground lease (4)
- e) Variable lease (4)

[20]

Question 3

Identify any two (2) natural and two (2) human disasters and explain how property management strategies can be applied on each disaster. [20]

Question 4

To what extent does the rent regulation provide a fair platform for both the landlord/tenant to address issues affecting the management of properties in Zimbabwe. [20]

Question 5

- a) Outline the factors which determine the maintenance standards. (5)
- b) Discuss the challenges that are associated with property maintenance. (15)

[20]

SECTION B

Question 6

A property investor has entered into a management agreement with your organization with respect to the provision of property management services for a **COMMERCIAL** property in the city of Bulawayo. Amongst the requirements of the property owner is that you furnish them with your financial and operating strategy for the ongoing management of the property.

Making all the necessary assumptions, prepare a property management plan for the subject property.

[40]

END