



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF PROPERTY STUDIES AND URBAN DESIGN

VALUATION 4

BLP4201

February 2025

This examination paper consists of 2 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: Prof. A. Chigwenya

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

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Question 1

- a). Assess the notion that communal land has no value. (10)
- b). Discuss the various uses that communal lands can be put to as provided by the Communal Lands Act (Chapter 20:04). (15)

Question 2

Discuss the notion that the Depreciated Replacement Cost is the method to value properties for accounting purposes. (25)

Question 3

A dispute has erupted between the Landlord and the Tenant over rental increases. The two parties have agreed to hire the services of an arbitrator to come up with reasonable rental. Take us through the arbitration process as provided by the Arbitration Act (Chapter 07:15). (25)

Question 4

Describe the process of rating valuation for residential properties as provided by the Urban Councils Act (Chapter 29:15). (25)

Question 5

Examine the land acquisition process as provided by the Land Acquisition Act Chapter 20:10). (25)

Question 6

Describe the regulatory and administrative roles as provided for in the Valuers Act (Chapter 28:17) in the valuation fraternity. (25)

END