



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF PROPERTY STUDIES AND URBAN DESIGN

VALUATION 4

BLP4202

Main Examination Paper

August 2024

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 block of offices has five floors being basement, ground floor and three upper floors. The basement is 700sqm, ground floor, 1200, and the three others are 1500 each. The following are the obtaining open market rates for the different floors;

- i) Basement \$15.00/sqm
- ii) Ground floor \$120/sqm
- iii) First floor \$100/sqm
- iv) 2nd and 3rd floors \$80/sqm.

Calculate the capital value of the block of office given that the outgoing are as follows; Security \$350/ month, repairs \$750/month, agent fees 5% of collected rent. The expected return in such investments is 18%. (25)

Question 2

Explain the uses that communal lands can be utilised as explained in the Communal Lands Act and show how they affect their values. (25)

Question 3

Discuss the view that when valuing assets for accounting purposes, the Depreciated Replacement Costs is the ideal method. (25)

Question 4

You have been approached to carry out a valuation for agricultural lands in your area. Give the details of any two methods that you may use in your valuation process. (25)

Question 5

Arbitration is the extra judicial process that can be used to resolve issues in real property. Give a detail, of the arbitration process from the arising of dispute to delivery of judgment. (25)

Question 6

The land Acquisition Act (chpt. 20: 10) provides for compulsory acquisition of land, discuss the provision of the act as it relates to acquisition of land and compensation of the acquired land in Zimbabwe. (25)

Question 5

Valuation of offices under comparative method involves a lot of consideration so as to come up with the right comparative value of offices. Suggest some of considerations that taken when comparing offices and show how they affect property values.

Question 6

Examine any two methods that can be used when valuing the industrial properties.