



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY
FACULTY OF THE BUILT ENVIRONMENT
DEPARTMENT OF QUANTITY SURVEYING
PROPERTY STUDIES
BQS 4208

Main Examination Paper

February 2025

This examination paper consists of **four (4)** pages

Time Allowed: 3 hours
Total Marks: 100
Examiner's Name: Mr. E. Kanyamaure

INSTRUCTIONS

1. Section A is compulsory
2. Answer any **two (2)** questions from Section B
3. Each question carries 25 marks
4. Illustrate answers with practical examples where possible.

MARK ALLOCATION

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

SECTION A

Question One

- a) Explain any **three (3)** factors that real property developers should take into account when identifying a site for retail, office and industrial development. [10 marks]
- b) A property development investor approaches your construction firm on how to achieve value for money from a proposed commercial property development. Your report will serve as a basis for the investor's informed decision making. Discuss the property development process for the investor. [15 marks]
- [25 marks]**

Question Two

- a) Explain what is meant by real property management. [5 marks]
- b) A property investor owns a block of flats in Bulawayo CBD and the property is fully let. The investor hires you to manage the investment property. Propose a property management plan to the investor that will ensure a maximum possible yield. [20 marks]
- [25 marks]**

SECTION B

Question Three

- a) Explain what constitutes property market research. [5 marks]
- b) Demonstrate how property market research can influence economic sustainability of real property projects. [20 marks]
- [25 marks]**

Question Four

- a) Differentiate between internal and external property development stakeholders. [5 marks]
- b) Discuss the extent to which the following stakeholders affect real property development.
- i. Internal stakeholders. [10 marks]
- ii. External stakeholders. [10marks]
- [25 marks]**

Question Five

- a) Explain any **five (5)** factors that affect the maintenance of real property. [5 marks]
- b) As a property manager you have been notified that there is an underground water supply pipe leak at a property that is in your jurisdiction. Describe **five (5)** steps you would take to rectify the problem. [15 marks]
- c) Explain an appropriate property maintenance strategy suitable for the problem in **b)** above. [5 marks]
- [25 marks]**

Question Six

Kanyaz Properties (Pvt) Ltd owns a commercial building that contains three shopping units that were all let at the same time three years ago. All leases were for a period of five years at fixed rentals. In terms of the lease agreement, tenants are responsible for internal repairs and maintenance. The monthly rentals receivable from each shop and the estimated open market monthly rental for each unit are as follows:

Shop	Existing Rent	Market Rent
1	\$800	\$1200
2	\$1300	\$2800
3	\$650	\$1700

The landlord's expenses for last year have been as follows:

Rates \$850

Water \$200

Insurance \$1200

Agents fees \$1500

Advise Kanyaz Properties (Pvt) Ltd on the current open market value of its properties, assuming that the investors would expect a 9% return on its investment if let at full market rents.

[25 marks]

END OF EXAMINATION