

JARAMOGI OGINGA ODINGA UNIVERSITY OF SCIENCE AND TECHNOLOGY SCHOOL OF SPATIAL PLANNING

UNIVERSITY EXAMINATION FOR THE DEGREE OF BACHELOR OF SPATIAL PLANNING AND DESIGN

SEMESTER1 2022/2023 ACADEMIC YEAR

CENTRE: MAIN CAMPUS

CODE: PPB1303: COURSE TITLE: REAL ESTATE PLANNING AND DEVELOPMENT

EXAM VENUE: MAIN CAMPUS STREAM: SPATIAL PLANNING

DATE: EXAM SESSION: 2022/2023

TIME: 2 HOURS

Instructions:

- 1. Answer question 1 (compulsory) and ANY other 2 questions.
- 2. Candidates are advised not to write on the question paper.
- 3. Candidates must hand in their answer booklets to the invigilator while in the examination room.

Q1a) Using examples, explain how urbanization contributes to development of the	he real estate
sector	[10 Marks]
b) Provide a detailed account of real estate development process	[10 Marks]
c) Explain the following terms used in real estate industry	
i) Developer	[2 Marks]
ii) Market value	[2 Marks]
iii) Real estate	[2 Marks]
iv) Development permission	[2 Marks]
v) Feasibility study	[2 Marks]
Q2a) Discuss the characteristics of real estate market	[12 Marks]
b) Explain methods used in real estate evaluation	[8 Marks]
Q3a). Assume that you are an entrepreneur developer keen to invest in real est	tate sector in
Kenya. Explain the type of real estate project you would invest in and defend your choice of	
city/town	[10 Marks]
b). 'Information is power in real estate planning and development'. Provide a detail	ed account of
the relevant pieces of information that a rational real estate developer would need in order to	
make informed investment decision	[10 Marks]
Q4a) Discuss the core management functions of real estate companies	[10 Marks]
b) Using examples, discuss methods of real property valuation	[10 Marks]
Q5a) Using examples, discuss the formal real estate financing mechanisms	[10 Marks]
b) What are the major barriers to real estate development in Kenya's secondary towns?	
	[10 Marks]