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UNIVERSITY OF KABIANGA

UNIVERSITY EXAMINATIONS 2016/2017 ACADEMIC YEAR

THIRD YEAR SECOND SEMESTER EXAMINATION

FOR THE DEGREE OF BACHELOR OF SCIENCE IN ENVIRONMENTAL STUDIES

COURSE CODE: EPM 312

**COURSE TITLE: LAND VALUATION ADMINISTRATION AND
MANAGEMENT**

DATE: 23RD JUNE, 2017 TIME: 2.00 P.M. – 5.00 P.M.

INSTRUCTIONS TO CANDIDATES

- SEE INSIDE

THIS PAPER CONSISTS OF (2) PRINTED PAGES

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MAIN CAMPUS

UNIVERSITY OF KABIANGA
University Examinations 2016/2017
THIRD YEAR SECOND SEMESTER EXAMINATIONS FOR THE DEGREE OF
BACHELOR OF ENVIRONMENTAL STUDIES
EPM 312: LAND VALUATION ADMINISTRATION AND MANAGEMENT
MAIN EXAMINATIONS

INSTRUCTIONS: Time allowed: 3 hrs

Total marks: 70

Answer ALL Questions in Section A and ANY TWO in Section B

SECTION A: (30 MARKS)

- Explain what you understand with the following as used in valuation, administration and management of land:
 - Use value **(5 marks)**
 - Travel Cost Method (TCM) **(5 marks)**
 - Classification of land in Kenya as per the constitution of Kenya **(5 marks)**
 - Servitude interests in land **(5 marks)**
 - Cost Approach method of valuation **(5 marks)**
 - Zoning as a form of land control **(5 marks)**

SECTION B : (40 MARKS)

- 2(a) Registered land in Kenya may be used for various purposes. Explain what you understand by urban land use **(5 marks)**
- (b) Discuss the historical developmental phases of land tenure system in Kenya indicating the salient features in each phase **(15 marks)**
- 3(a) Discuss the benefits of land administration in Kenya **(10 marks)**
- (b) Several methods are available for valuing natural resource properties. Explain the procedure used in the Contingency valuation Method **(10 marks)**
- 4(a) What is land adjudication **(3 marks)**
- (b) Explain key factors that influence value of urban and rural properties in Kenya **(7 marks)**
- (c) Discuss the functions of the land administration system in Kenya **(10 marks)**