



THE TECHNICAL UNIVERSITY OF KENYA
SCHOOL OF ARCHITECTURE AND BUILT ENVIRONMENT
Department of Spatial Planning and Design

Bachelor of Built Environment in Urban and Regional Planning
Bachelor of Built Environment in Urban Design and Development

Year III Semester I MAIN EXAMINATION

EAPQ 3124: LAND AND REAL ESTATE

EAPR 3124: LAND AND REAL ESTATE

Time: 2 hours

INSTRUCTIONS TO CANDIDATES

Answer All Questions from Section A and any other Two Questions of Your Choice from Section B in the Answer Booklet Provided. Start each Question in a Fresh Page.

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Answer 3 Questions. Question One from Section A and any other Two Questions of your choice from Section B.

Section A: compulsory (30 marks)

Question ONE (COMPULSORY QUESTION)

- a) Define the following terms as used in Land and Real Estate
 - i. Land (according to Land Act 2012) (2 Marks)
 - ii. Slum (2 Marks)
 - iii. Transaction Cost (2 Marks)
- b) Distinguish the following terms : Price, Cost, Value (6 Marks)
- c) Giving examples, explain the concept of *highest and best use* of land based on:
 - i. Ricardian Theory of Rent (6 Marks)
 - ii. Economist view (4 Marks)
- d) Explain Four challenges facing the urban land Market in Kenya (8 Marks)

Section B: any other two questions (20 Marks each)

Question TWO

- a) According to the Constitution (2010), there are THREE classifications of land in Kenya. Giving examples, explain the three classes. (9 Marks)
- b) Describe the following type of interest on land
 - i. Absolute (3 Marks)
 - ii. Leasehold (3 Marks)
 - iii. Easement (3 Marks)
 - iv. Temporary Occupation License (TOL) (2 Marks)

Question THREE

Explain the following actors who participate in the land market while highlighting their roles

- a) Government (8 Marks)
- b) Property professionals (3 Marks)
- c) Financiers (3 Marks)
- d) Investors (3 Marks)
- e) Regulators/Traditional authorities (3 Marks)

Question FOUR

- a) Unlike other factors of production, Land is unique in demand and supply. Explain (10 Marks)
- b) Explain the theories and assumptions of Von Thunen and Alonso's models? (10 Marks)

Question FIVE

Slums in Kenya are unavoidable evil. Discuss

(20 Marks)
