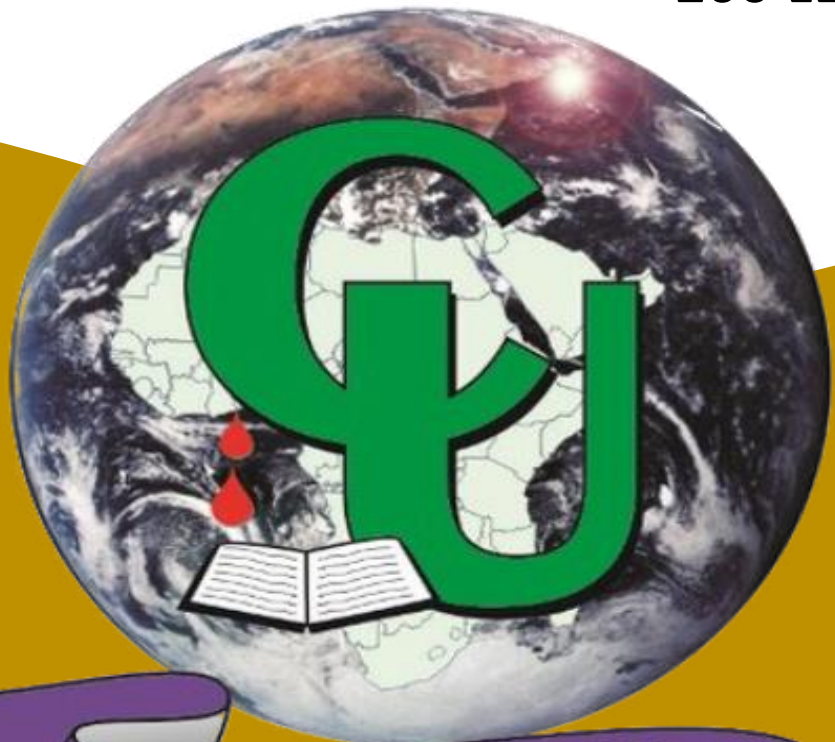


COVENANT UNIVERSITY

ALPHA SEMESTER TUTORIAL KIT
(VOL. 2)

PROGRAMME: ESTATE MANAGEMENT
200 LEVEL



Raising A New Generation Of Leaders

DISCLAIMER

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LIST OF COURSES

ESM 211: Introduction to Valuation I

ESM 212: Land Economics 1

*ESM 215: Contract and Tort I

*ESM 216: Introduction to Measurement and Description I

ESM 217: Principles of Agricultural Production and Economics I

*Not included

COLLEGE OF SCIENCE AND TECHNOLOGY
SCHOOL OF ENVIRONMENTAL SCIENCES
DEPARTMENT OF ESTATE MANAGEMENT
ALPHA SEMESTER EXAMINATION

Course Code: ESM 211

Course Title: Introduction to Valuation I

Time: 2 Hours

Instruction: Answer Question ONE and ANY OTHER TWO

Question 1

- (a) Explain three classes of partial interest that could exist in land (10marks)
- (b) Outline five differences between a licence and a leasehold interest (10marks)
- (c) Outline four differences between value-in-use and cost-in- use (10 marks)

Question 2

With regard to the types and limiting factors, discuss the two principal interests in landed property. (20 marks)

Question 3

With regard to the laws that create them, explain the roles of the two regulatory bodies overseeing the profession of Estate Surveying and Valuation in Nigeria (20 marks)

Question 4

- (4a) Giving three examples each, explain the scenario under which value could be less than, equal to or greater than cost. (10 marks)
- (4b) Distinguish between statutory and non-statutory valuation (10 marks)

Question 5

- (5a) Explain four purposes of valuation (10 marks)
- (5b) List and discuss four items of outgoings in property management (10 marks)

COVENANT UNIVERSITY

CANAANLAND, KM 10, IDIROKO ROAD
P.M.B 1023, OTA, OGUN STATE, NIGERIA.

TITLE OF EXAMINATION: B.Sc EXAMINATION
COLLEGE: SCIENCE AND TECHNOLOGY
SCHOOL: ENVIRONMENTAL SCIENCES
DEPARTMENT: ESTATE MANAGEMENT
SEMESTER: ALPHA
COURSE CODE: ESM 212 **CREDIT UNIT:** 2
COURSE TITLE: LAND ECONOMICS 1 **TIME:** 2 HOURS
INSTRUCTION: Answer ONE (1) question from Section A and any TWO (2) from Section B. Start each question on a new page.

SECTION A

1. (a) Discuss five (5) concepts of land that you are well acquainted with in land economics. **(10 marks)**
(b) Discuss four (4) special attributes of land that makes it distinct from other types of property. **(8 marks)**
(c) Discuss six (6) factors that affect the value of land or landed property in Nigeria. **(12 marks)**
2. Apart from population as a major factor affecting the demand for land and landed properties, many other factors have also influenced man's need for land and land resources as well as man's ability to provide for those needs. Discuss any eight (8) factors that also affect demand for land. **(16 marks)**
(b) Differentiate between physical and economic supply of land **(4 marks)**
(c) Discuss the natural and man-made factors that play an important role in the economic supply of land for man's use. **(10 marks)**

SECTION B

3. (a) Discuss three (3) types of rent you know that is often mentioned in land economics. **(6 marks)**

(b) Discuss the rent theory by **EITHER** von Thunen **OR** David Ricardo with illustration/ diagram and also stating at least 2 criticism of the theory.

(14 marks)

4. The gradual emergence of a definite pattern of land use is the direct result of the interplay between the forces of accessibility and complementarity. Discuss these four (4) location theories including diagrams to buttress your point.

(20 marks)

5. Write short note on the following:

(a) Effective and Derived Demand

(b) Highest and Best Use

(c) Land Use Capacity

(d) Comparative and Complementary Land Use

(20 marks)

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CANAANLAND, KM 10, IDIROKO ROAD
P.M.B 1023, OTA, OGUN STATE, NIGERIA

TITLE OF EXAMINATION: B.SC. EXAMINATION

COLLEGE: COLLEGE OF SCIENCE OF TECHNOLOGY

SCHOOL: SCHOOL OF ENVIRONMENTAL SCIENCES

DEPARTMENT: ESTATE MANAGEMENT

SEMESTER: ALPHA

COURSE CODE: ESM 217

CREDIT UNIT: 2UNITS

**COURSE TITLE: PRINCIPLES OF AGRICULTURAL PRODUCTION AND
ECONOMICS I**

**INSTRUCTION: ANSWER ONE (1) QUESTION FROM SECTION A AND ANY OTHER
TWO (2) FROM SECTION B. START EACH QUESTION ON A NEW
PAGE.**

TIME: 2HRS

Section A - Answer only ONE Question in this Section

(1a). Agricultural systems are the different methods used by the farmers to manage the resources available to them for maximum productivity. In line with this, discuss any two of the listed agricultural systems in practice, their crop selection criteria and their advantages.

- | | | |
|-----|----------------|---------|
| i. | Mixed Cropping | {10mks} |
| ii. | Crop Rotation | {10mks} |

(1b). The Nigerian agricultural system has suffered neglect since the discovery of oil in Nigeria. Discuss. {10mks}

(2a). In Nigeria, agricultural production is faced with myriad of problems which militate against its development. List and explain five (5) solutions to the problems of agricultural development in Nigeria

{20marks}

(2b). In the context of the Land Use Act of 1978, list and explain some of the activities that are termed to be overriding public interest. {10mks}

Section B - Answer TWO (2) Questions in this section

3. Agricultural production has become sources of employment for many Nigerian graduates and revenue generation for the government. As a budding Rural Estate Surveyor, discuss five (5) roles expected of government in enhancing agricultural production. {20mks}

4. It is of importance to note that Climatic change is one of the key factors affecting agricultural production worldwide, List and explain four (4) climatic factors which are key for agricultural production. {20mks}

5. Briefly, in your opinion as a Rural Estate Surveyor and Valuer, list the policy measures that you would recommend to abate household food insecurity in developing countries like Nigeria? {20mks}