KENYATTA UNIVERSITY

EXAMINATION FOR THE DEGREE OF BACHELOR OF SCIENCE IN REAL ESTATE

BRE 203: LAND ECONOMICS I

1ST SEMESTER 2021/2022 **TIME: 2 HOURS**

INSTRUCTIONS:

Answer Question 1 and any other Two Questions

Question 1 (Compulsory)

(a) Outline **six (6)** different ways that a legal person can acquire land in Kenya. (6 marks)

(b) State and explain **four (4)** basic steps in the compilation of land ownership records in Kenya. (8 marks)

(c) Discuss **five (5)** objectives of a land use policy. (10 marks)

(d) Define the following terms:

(i) Differential rent (2 marks)

(ii) Transfer earnings (2 marks)

(iii) Economic rent (2 marks)

Question 2

Discuss ten (10) rural land characteristics and indicate how they have helped you understand a rural area you are familiar with. (20 marks)

Question 3

(a) Land economics is seen as an economic analysis applied to problems of land use, rent theory, land evaluation and land conservation. The framework involves the impact that that they have on private and public decisions to land use. Briefly discuss the threefold context in which these exist. (10 marks)

(b) State and explain **five (5)** different perceptions and perspectives of land. (10 marks)

Question 4

(a) Discuss the concept of highest and best use of land. (10 marks)

(b) Discuss land as a factor of production in light of scarcity, demand, supply, elasticity and market for land. (10 marks)

Question 5

(a) State and explain the main reason(s) advanced by David Ricardo and John von Thunen as the determinants of Market Value. (4 marks)

(b) Briefly explain the model of land use and price that was formulated by John Heinrich von Thunen in 1826. (6 marks)

(c) With the aid of a diagram, discuss the Ricardian model of Rent. (10 marks)