



KENYATTA UNIVERSITY

UNIVERSITY EXAMINATIONS 2020/2021

**FIRST SEMESTER EXAMINATION FOR THE DEGREE OF BACHELOR SCIENCE
(REAL ESTATE MANAGEMENT)**

BRE 411: INFORMATION COMMUNICATION TECHNOLOGY IN REAL ESTATE

DATE: _____

TIME: _____

INSTRUCTIONS

Answer Question ONE and any other TWO Questions.

1. a) Automated Rental Management (ARM) is a multi-user software, forming a comprehensive solution for managing all aspects of your rental business offering a complete solution to companies in many facets of the rental industry. Discuss special features of a typical automated rent management system suitable for a firm of estate agency and property management. (10 marks)

- b) E-procurement is process of obtaining supplies, especially for a government or organization over the Internet. Briefly explain at least 5 tools of e procurement, elaborating how each component assist in real estate management. (10 marks)

- c) ICT is an umbrella term that encompasses all forms of computing, information technology, Internet, and telecommunications. Discuss the advantages and disadvantages of ICT giving clear example with at least five emerging ICT software trends of your choice. (10 marks)

ARGUS Valuation-DCF is a software that uses lease by lease approach to building cash flows and valuation.

- a) Explain the key features of this software. (6 marks)
- b) Discuss how ARGUS DCF aid valuation (14 marks)

3. A computer-assisted mass appraisal (CAMA) system is an automated system for maintaining property data, valuing property, notifying owners, and ensuring tax equity through uniform valuation. Apartment Manager XP on the other hand aid in coordinated property management.

- a) Discuss the components of CAMA and how they aid in mass appraisal. (10 marks)
- b) Discuss how Apartment Manager XP aid in property management

4. a) Briefly elaborate elements of land administration. (6 marks)
- b) Explain increasingly fundamental roles of emerging ICT trends in land administration and land management. (14 marks)

5. a) Briefly discuss VAL GIS (4 marks)
- b) Build a practical Geospatial database for real property information within parts of Kilimani, Lavington and Kileleshwa estates to support timely and reliable decision making, clearly indicating data needed, data source and the output necessary.

(16 marks)