KENYATTA UNIVERSITY

UNIVERSITY EXAMINATIONS 2020/2021

SECOND SEMESTER EXAMINATION FOR THE DEGREE OF BACHELOR OF CONSTRUCTION MANAGEMENT

BRE 203: LAND ECONOMICS I

DATE: WEDNESDAY 31ST MARCH, 2021 **TIME: 2.00 P.M. - 4.00 P.M.**

INSTRUCTIONS:

Answer Question ONE and any other TWO Questions

1. (a) Define Land Economics. (2 marks)

   (b) Briefly explain the importance of Land Economics (3 marks)

   (c) Describe any five (5) interests in land explaining the effect of each of these interest on land use development. (10 marks)

   (d) After a depressed period, prescribe five (5) economic stimulants to the construction sector. (5 marks)

   (e) Discuss any four (4) microeconomic or macroeconomic government interventions in a county that could create rural and urban interdependency and improve the County economy. Use examples to illustrate your answer. (10 marks)

2. (a) Adequate housing provision has been elusive in Kenya. Describe five (5) methods that have been used solve this problem in Kenya (10 marks)

   (b) Explain any five (5) concepts in Walter Christaller's finding, clearly indicating how each may be used in planning space in a shopping mall. Use examples as necessary. (10 marks)

3. (a) Describe the similarity between the concept of highest and best use and the concept of factor mobility as advanced by David Ricardo. (8 marks)

   (b) Using examples, identify and explain six (6) sources of economic inefficiency in land markets. (12 marks)

4. (a) Identify and explain any five (5) characteristics of the real estate market in Kenya. (5 marks)

(b) Explain how the Multiple Nuclei Model improves the Concentric Zones Model in urban spatial structure. Use labelled diagrams in your explanation. (15 marks)

5. (a) Define the following terms and give your opinion on the effect of each on property value:

(i) Large Cities

(ii) Heavy Industry

(iii) Suburban sprawl

(iv) Large scale agriculture of one crop. (10 marks)

(b) Use a clearly labelled diagram and explain the findings of Johann Vonn Thunen. (10 marks)