

**COVENANT UNIVERSITY  
NIGERIA**

*TUTORIAL KIT  
OMEGA SEMESTER*

**PROGRAMME: ESTATE  
MANAGEMENT**

**COURSE: ESM 522**

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# **ESM522: LAND USE AND RESOURCES MANAGEMENT 1I**

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1. The purpose of a transportation system is to coordinate the movement of people, goods and vehicles in order to utilize routes most efficiently. Empirical studies also point to some benefits of improved transportation to business firms. Discuss at least six of these benefits.
2. The Minister of Transportation has invited you for a discussion on road pricing. During discussion, you are required to argue for or against the implementation of the system in Nigeria.
3. Land reform is a measure to bring about a more equitable distribution of land ownership and access to land, however there are several limitations in its implementation. Discuss these limitations.
4. Activities of man has led to the creation of two principal types of environment – rural and urban environments. Describe each environment on the basis of: its characteristics, population, housing type, occupational structure, land use pattern and infrastructure.
5. The most important transport problems are often related to urban areas and take place when transport systems cannot satisfy the numerous requirements of urban mobility. Discuss at least six problems that are associated with urban transportation.
6. Discuss four principal services offered by estate agents as a participant in the property market
7. Discuss five sources of information to a Property Manager.
8. Information is a crucial factor in property dealings hence it is necessary for a Property Manager to be well informed. Why do you think a Property Manager should be well informed and what are those information he/she requires?
9. In a recent discussion with a friend in Architecture Department, you were told that there is virtually no difference between the housing characteristics of the urban and rural areas. You are required to defend your position in writing with at least seven (7) reasons.
10. A rational industrial investor will always seek to maximize profit under any circumstances and in an attempt to meet this desire, he needs to take certain decisions in the course of selecting the location of his factory or enterprise. In your opinion, discuss at least five (5) factors to be considered in the selection process of a suitable site for an industrial enterprise.
11. Interaction between man has led to the creation of two principal types of environments. Describe these environments on the basis of five (5) different features.
12. Man attaches various reasons for redevelopment of land resource, discuss five reasons that you are familiar with.

13. The Nigerian Government indirectly controls the property market through several means. Discuss the different ways by which the government can accomplish this task.

14. The existence of property market is based on the activities of some parties, which operate in the Market. Discuss the activities of the these parties in the property market.

Differentiate between the following:

15. Recurrent and Non-recurrent congestion.

16. Credit control and Land Use control.

17. Single users and Multiple users of road.

18. Road pricing and Congestion pricing.

19. In a chat with your uneducated uncle regarding the need to maintain and conserve the environment and land resources; he is of the opinion that conservation of land resources is a mere waste of time since land resources are unexhaustible and unlimited in nature. As an expert in this area, you are to enlighten him with at least five (5) points on the rationale behind the campaign for land resource conservation.

20. Information is the bloodline of property market. Discuss.

## **ANSWERS**

### **Question One**

Six benefits of transportation

1. Reduction in commuting cost and time;
2. Reduction in road accidents;
3. Enhancement in work productivity.
4. Ability to access new markets;
5. Increased sales and deeper market penetration;
6. Increased size of labour catchment areas;

### **Question Two**

Limitations of Land reform

1. Lack of information
2. Lack of international assistance
3. Land reform by itself cannot cure the entire economic development problem; other instruments need to be introduced.
4. Land reform can work where there is political will.
5. When land reform is tied to Agrarian reform (Agricultural/farming), other sectors will not be able to benefit from it.

### **Question Three**

Four principal services offered by estate agents as a participant in the property market

1. Agency services
2. Management Services
3. Multiple Agency
4. Advertising and Negotiation
5. Auction sale

#### **Question Four**

Five sources of information to a Property Manager.

1. Office Record
2. Expert Advise
3. Press Reports
4. Newsletter
5. Building Societies and Financial Institutions Reports.

#### **Question Five**

Five (5) factors to be considered in the selection process of a suitable site for an industrial enterprise.

1. Land
2. Labour
3. Raw materials
4. Nearness or proximity to the sources of power
5. Nearness to market
6. Transportation e.t.c

#### **Question Six**

Reasons for redevelopment of land resource

1. Rent and Profit Maximising
2. Better Use
3. Change in Fashion
4. Change in Technology
5. Expansion
6. Future Opportunities
7. Personal Satisfaction

#### **Question Seven**

The different ways by which the government can control the property market are:

1. Physical control
2. Taxation
3. Credit controls
4. Land use controls

5. Provisions of new estates

### **Question Eight**

Five (5) crucial information needed by a property manager are:

1. Information on demand and supply
2. Price level and trend
3. Availability of credit
4. Interest rates payable on loans
5. Return on Investment e.t.c.

### **Question Nine**

Participants in the property market are:

1. Financier
2. Sellers
3. Purchasers
4. Estate Agents

### **Question Ten**

Five (5) points on the rationale behind the campaign for land resource conservation.

1. Economic Returns
2. Security Reasons
3. For Tourism Purposes
4. For Aesthetic Reason
5. For Pets and Games
6. For Food Supply
7. Cultural and Religious purposes
8. Historical purposes