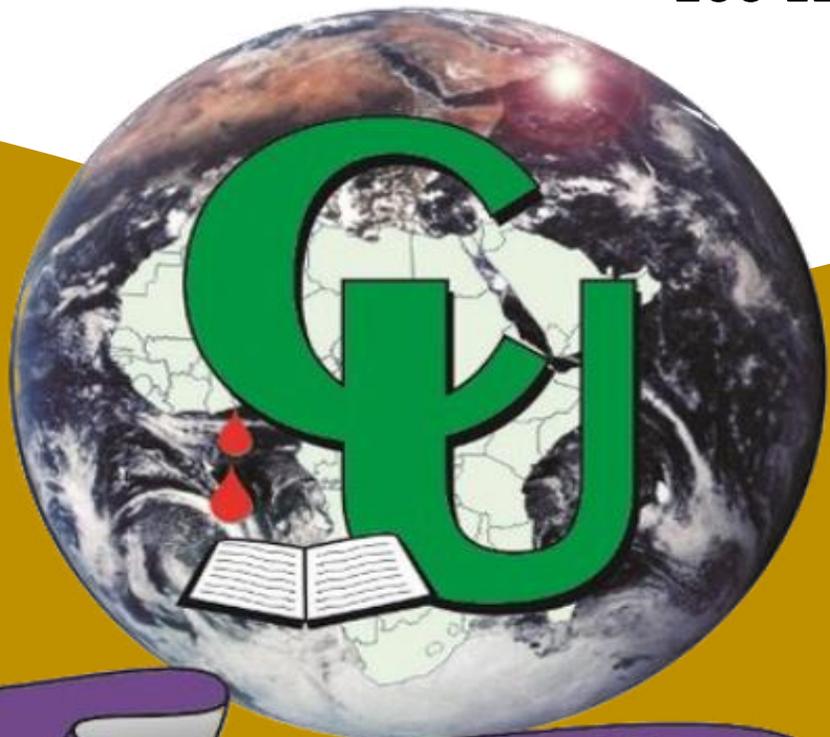


COVENANT UNIVERSITY

ALPHA SEMESTER TUTORIAL KIT
(VOL. 2)

PROGRAMME: ESTATE MANAGEMENT
100 LEVEL



Raising A New Generation Of Leaders

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LIST OF COURSES

ESM111: Introduction to Estate Management 1

*ESM112: Nature of Environmental Sciences

ESM113: Basic Elements of Planning I

Not included



COVENANT UNIVERSITY, OTA

COLLEGE OF SCIENCE AND TECHNOLOGY

DEPARTMENT OF ESTATE MANAGEMENT

Alpha Semester Examination

ESM 111: INTRODUCTION TO ESTATE MANAGEMENT 1

INSTRUCTIONS: Attempt any FOUR Questions. Commence each of the questions on a new page. Clarity and neatness carry additional marks.

TIME ALLOWED: 2 Hours

Q1.(a) Even though land is an economic good, it is, nevertheless, different from the ordinary economic goods. Why? (12.5 marks)

(b) Land has socio-political and spiritual connotations. Explain (5 marks)

Q2. Generally, the meaning of estate can be explained from several different perspectives and on the basis of different concepts. Discuss. (17.5 marks)

Q3. (a) What are the motives for investing in real estate? (12.5 marks)

(b) In what ways is Estate Management different from and/or comparable to business management (5 marks)

Q4. (i) Explain to your friend who intends to study Estate Management in a tertiary institution what the course is all about. (7 marks)

(ii) What are the requirements which a prospective candidate must satisfy? (5 mark)

(iii) Land has socio-political and spiritual connotations. Explain. (5.5 marks)

Q5. (a) Discuss management from the functional perspective. (10 marks)

(b) To what extent does Estate Management conform to these widely accepted functions of management? (7.5 marks)

Q6. (a) The freeholder enjoys absolute rights and powers to the use of the land. Discuss. (10 marks)

(b) Write short explanatory notes on four (4) of the following terms:

(i) Quic quid plantatur, solo solo cedit (2.5 marks)

(ii) Bundle of Rights (2.5 marks)

(iii) Heterogeneity of Land (2.5 marks)

(iv) Freehold Interest (2.5 marks)

(v) Leasehold Interest (2.5 marks)



COVENANT UNIVERSITY, OTA

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 113

CREDIT UNIT: 02

COURSE TITLE: BASIC ELEMENTS OF PLANNING I

INSTRUCTION: ANSWER TWO QUESTIONS FROM SECTION I (THEORY) AND
ALL QUESTIONS FROM SECTION II (MULTIPLE CHOICES)

TIME: 2 HOURS

SECTION I

1. a) Explain what Town Planning entails according to the definition given by Lewis Keeble (1969). (10 marks)
 - b) Give four reasons to justify the necessity for planning in national physical development. (10 marks)
2. Settlements emerge, grow and decline (in some cases). With examples where necessary, discuss **five** factors that favour the emergence of settlements and **three** reasons that may cause a settlement to stop growing, decline or become a total derelict. (20 marks)
3. With the aid of good sketched and well annotated diagrams, explain the major components of Ebenezer Howard's Garden City concept. (20 marks)

4. What is planning legislation all about? The Nigerian Third National Development Plan (NDP, 1975-1980) can be termed the most significant for three reasons. Name and explain them. (20 marks)

SECTION II (Each question carries 2 marks).

1. Apart from being an art and science, urban and regional planning is also a
A Religious process **B** Regional process **C** Political process **D** administrative process.
2. According to the physical plan of Covenant University, the location of the sports arena has a major disadvantage to the students' population, and this is: **A** its proximity to the halls of residence, **B** its excessive noise and pollution, **C** its lack of privacy, and **D** its distance to the halls of residence.
3. There is little difference between the planning of separate dwellings and that of whole towns. **A** This is true **B** They are not related **C** There is no difference at all **D** B & C.
4. Emergence of civilisation is generally associated with: **A** the Neolithic and Agricultural Revolution **B** Industrial Revolution **C** the French Revolution **D** the Renaissance period.
5. Timbuktu in Mali is an example of: **A** a flourishing settlement **B** a settlement in decline **C** a derelict **D** None of the above.
6. One of the needs for planning is **A** Enhancement of livability **B** for individual's profitability **C** for sustainability **D** A and C .
7. The early civilizations that congregated in the valleys of the Tigris and Euphrates demonstrated an ability to: **A** Farm **B** Fish **C** build grandiose monuments **D** impose order upon comparatively high-density community living.
8. In 1898, America's first Urban Planning School was created at **A** Boston University **B** Harvard University **C** MIT **D** Delaware Polytechnic.
9. Planning generally deals with all issues identified below except, **A** development control **B** winning a legislative election **C** housing layout **D** recreation and open spaces.

10. The popular 'Three Magnets' of Sir Ebenezer Howard is all about **A** city, town and village **B** town, country and town-country **C** planning, open spaces and garden **D** none of the above.
11. The nature of planning is all about the following except one **A** problem-focused **B** multi-disciplinary **C** political **D** non-scientific.
12. Traffic congestion is as a result of all the following factors except, **A** poverty and illiteracy **B** bad roads **C** poor land use planning **D** population.
13. Utopian ideas in planning have the general goal of **A** bringing science into planning **B** achieving the El-dorado **C** achieving close to perfect physical environment **D** improvement in transportation.
14. The following professions belong to the built environment except **A** Estate Management **B** Architecture **C** Quantity Surveying **D** Engineering.
15. Which of these paired urban land uses does not show a strong interactive relationship with each other? **A** Recreation & Residential **B** Industrial & Recreation **C** Industrial & Commercial **D** Public use & Residential.

DEPARTMENT OF ESTATE MANAGEMENT

ESM 113: MARKING GUIDE (ALPHA SEMESTER)

Question 1.

- a) State the definition of town planning according to Lewis Keeble (1969)2 marks
Town planning therefore entails the following:
 - i) Spatial arrangement (or ordering) of land uses like residential, commercial, institutional, recreational etc. in towns and cities.....2 marks
 - ii) Proper siting or locating of buildings and structures in the different land use zones2 marks
 - iii) Appropriate location or siting of roads, railways and other channels of transportation and communication2marks
 - iv) Carrying out of i) to iii) above to achieve beauty, convenience, economy and general well being of the people2 marks
- b) Reasons to justify necessity for planning: 4 out of the following2¹/₂ marks each
 - i) A valuable lever for achievement of sustainable development.
 - ii) It helps them formulate medium and long-term objectives that reconcile a collective vision with a rational organisation of resources to achieve it.

- iii) It provides a framework to develop in an orderly manner.
- iv) To stay ahead of challenges. Anticipating the future allows us to be better prepared today.
- v) To balance development between urban and rural areas or town and country.
- vi) Enhancement of general well-being or quality of life – health, socio-economic, psychological.
- vii) Enhancement of liveability, prosperity and equity in our cities.

Question 2.

Factors that favour emergence of settlements:5 out of these.....2 marks each

- i) Fertile agricultural land
- ii) Mineral resources
- iii) Conducive climate
- iv) Availability of water e.g river
- v) Trading /transportation route
- vi) Physical landform that enhance safety and security e.g. hill, valley, island
- vii) Forest vegetation

Any example for each.....1/2 mark

Three factors that favour decline of settlements out of these.....2 marks each

- i) Depletion or total exhaustion of economic resource(s) base
- ii) Change (or diversion) in trade route
- iii) Outbreak of epidemics e.g. small pox, HIV/AIDS, Ebola
- iv) Incessant war/insecurity
- v) Natural disaster e.g. earth quake, tornado

Each example.....1/2 mark

Question 3.

Components of Ebenezer Howard's Garden City Concept:

- i) The Three Magnets: explanation21/2 marks; well annotated diagram ...21/2 marks.
- ii) The concept: population, area, description....5 marks; sketch diagram....3 marks.
- iii) Satellite concept and description...5 marks; annotated diagram...2 marks

Question 4.

Definition or explanation of what planning legislation is all about.5 marks

3rd NDP is significant for 3 reasons:

- i) Establishment of River Basin Development Authorities – Name.....2 marks;
Explanation.....3 marks.
- ii) Institutionalisation of the new town concept – Name....2marks; explanation...3 marks.
- iii) Promulgation of the Land Use Act, 1978 – Name....2 marks; explanation....3 marks.

Section II

- 1) C 2) D 3) A 4) A 5) B 6) D
7) D 8) B 9) B 10) B 11) D 12) A
13) C 14) D 15) B.

Each question.....2 marks.