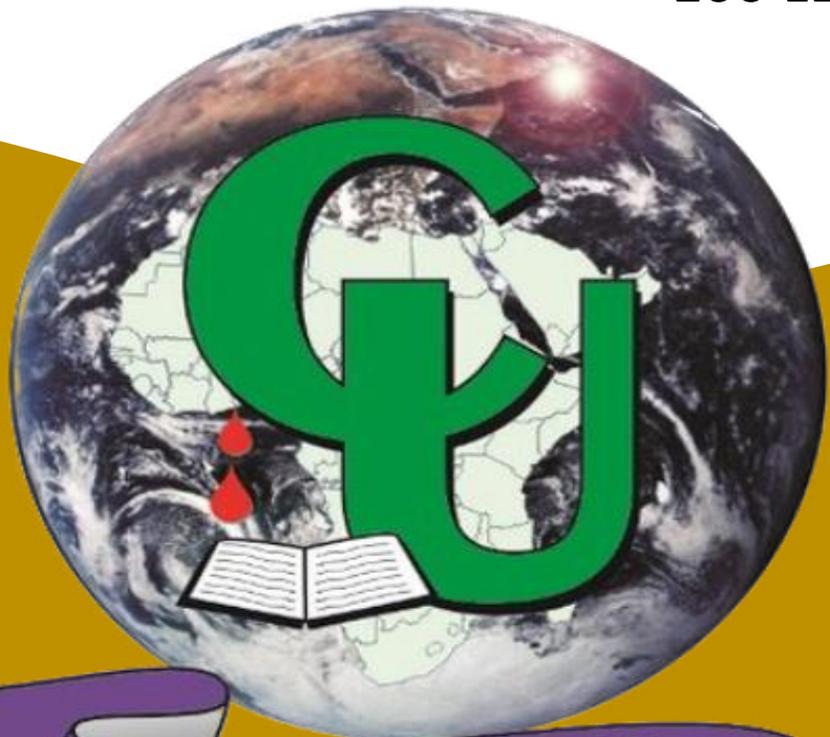


# COVENANT UNIVERSITY

OMEGA SEMESTER TUTORIAL KIT  
(VOL. 2)

PROGRAMME: ESTATE MGT.  
100 LEVEL



*Raising A New Generation Of Leaders*

## **DISCLAIMER**

The contents of this document are intended for practice and learning purposes at the undergraduate level. The materials are from different sources including the internet and the contributors do not in any way claim authorship or ownership of them. The materials are also not to be used for any commercial purpose.

## **LIST OF COURSES**

- ESM121: Introduction to Estate Management
- \*ESM122: Principles of Land Economy
- ESM123: Basic Elements of Planning II

**\*Not included**



**COVENANT UNIVERSITY**  
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  
**SESSION:** 2015/2016  
**SEMESTER:** OMEGA  
**COURSE CODE:** ESM 121  
**CREDIT UNIT:** 2  
**COURSE TITLE:** INTRODUCTION TO ESTATE MANAGEMENT  
**INSTRUCTION:** ANSWER THREE (3) QUESTIONS IN ALL. ONE QUESTION FROM SECTION A AND TWO FROM SECTION B. EACH QUESTION MUST COMMENCE ON A NEW PAGE.

**TIME:** 2 Hours

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**SECTION A**

1. (a) Public and Private Estates differ from each other in a number of ways, nevertheless they still have some areas of similarities. Compare and contrast the Public with the Private estates. (20 marks)  
(b) Briefly discuss five (5) core duties of an Estate Surveyor and Valuer in the area of Property management. (10 marks)

**TOTAL 30 MARKS**

2. (a) Your Uncle who is currently faced with the challenge of how to eject some of his recalcitrant tenants has approached you for advice. You are required to educate him on the legal steps to follow to recover possession of his residential property (15 marks)  
(b) Outline and discuss in details, three (3) different sources of equity finance (15 marks)

**TOTAL 30 MARKS**

## SECTION B

3. Discuss any five of the following:

- i. Fee Simple Estate (4 Marks)
- ii. Fee Tail Estate (4 Marks)
- iii. Term of Years (4 Marks)
- iv. Periodic Tenancy (4 Marks)
- v. Life Estate (4 Marks)
- vi. Tenancy at Will (4 Marks)

4. Real Estate Development is known to be capital intensive and usually requires the commitment of huge funds which an investor may not readily have. Discuss in details, with relevant examples where necessary, five (5) sources of debt financing that the investor can take advantage of. (20 marks)

5.(a) Explain the concept “Critical Path Analysis” and how it can be used in the design, construction and management of building projects(20 marks)



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**SESSION:** 2015/2016  
**SEMESTER:** OMEGA  
**COURSE CODE:** ESM 121 **CREDIT UNIT:** 2  
**COURSE TITLE:** INTRODUCTION TO ESTATE MANAGEMENT II  
**COURSE LECTURER:** Mrs. A.O. OLUWATOBI  
**MARKING GUIDE**

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## SECTION A

4. Public and Private Estates differ from each other in a number of ways nevertheless the still have some areas of similarities. With clearly thought out points, compare and contrast the public and the private estates. **(20 marks)**
- (a) Management of private and public estates
  - (b) Public Estates, private estates, ownership,
  - (c) Students are expected to discuss their understanding of the concepts of public and private estates with emphasis on the definitions, examples, motive of ownership, characteristics and objectives of the two types of estates (10 marks for private estate and 10 marks for public estate)

Briefly discuss five (5) core duties of and Estate Surveyor and Valuer in the area of Property management. **(10 marks)**

- (a) The Functions of an Estate Manager as a property manager
- (b)
  - (i) Rent collection
  - (ii) Preparation and interpretation of lease agreement
  - (iii) Tenant selection
  - (iv) Periodic inspection
  - (v) Entertaining tenant's complaints

- (vi) Obligation under leases
  - (vii) Record keeping
  - (viii) Settlement of rates and taxes
  - (ix) Insurance
- (c) Student are expected to briefly discuss any five functions carried out by Estate Surveyors in the area of property management (2 marks for each point discussed)

5. Your Uncle who is currently faced with the challenge of ejecting some of his recalcitrant tenants has approached you for advice. Kindly educate him on the legal procedure to follow to recover possession of his residential property **(15 marks)**

(a) **RECOVERY OF RESIDENTIAL PREMISES**

(b) i. Notice to Quit

ii. Notice to a tenant of owner's intention to apply to court to recover possession

iii. Writ against tenant for refusing to deliver up possession

(c) Students are expected to explain the procedure for recovery of residential properties

Outline and discuss in details, three (3) different sources of equity finance **(15 marks)**

(a) Sources of Real Estate Finance

(b) Sources of equity finance.

(c) Students are expected to explain their understanding of any 3 (three) of the sources.

## **SECTION B**

6. Discuss any five of the following:

vii. Fee Simple Estate

viii. Fee Tail Estate

ix. Term of Years

x. Periodic Tenancy

xi. Life Estate

xii. Tenancy at Will

**(20 marks)**

(a) Interest and Estate in Land

(b) Derivative and non-derivative interest

(c) Students are expected to give their understanding of any 5 (five) of the above listed

4. Real Estate Development is known to be capital intensive and would require the commitment of huge funds which an investor may not readily have. Discuss in details, giving relevant examples where necessary, five (5) sources of debt financing that the investor can take advantage of. **(20 marks)**

(a) Sources of Real Estate Finance

(b) Sources of debt finance.

(c) Students are expected to explain their understanding of any 5 (five) of the sources.

**5. Discuss the critical path analysis and how it can be used in the design, construction and management of building projects(20 marks)**

(a) Critical Path analysis

(b) Planning, Analyzing and scheduling, Controlling

(c) Students are expected to give an introduction into their understanding of the critical path analysis and then explain the three uses of the critical path.



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**COLLEGE: SCIENCE AND TECHNOLOGY**

**SCHOOL: ENVIRONMENTAL SCIENCES**

**DEPARTMENT: ESTATE MANAGEMENT**

**SESSION: 2015/2016**

**SEMESTER: OMEGA**

**COURSE CODE: ESM 123**

**CREDIT UNIT: 02**

**COURSE TITLE: BASIC ELEMENTS OF PLANNING II**

**INSTRUCTION: ANSWER ONE QUESTION FROM SECTION I AND ANY TWO  
QUESTIONS FROM SECTION II. YOU ARE TO ANSWER THREE  
QUESTIONS IN ALL**

**TIME: 2 HOURS**

## SECTION ONE

1. The Industrial Revolution that occurred in the 1800s threw up some urban planning challenges that engendered great thinking among stakeholders in Europe, and later America regarding urban planning process and procedure. Discuss two major urban planning theories that are products of this era, including their main postulates, features and criticisms. ....30 marks
2. a) What is your understanding of urban design? Identify and explain the components of urban design and the disciplines involved in it. - 15 marks.  
b) The works of Baron Haussmann (1855-1868) in changing the urban landscape of Paris was significant. Identify and discuss at least four of his contributions to urban design efforts in Paris during this period. ...15 marks

## SECTION TWO

3. a) With the aid of sketch diagrams, discuss three traditional planning concept in Nigeria.  
..... 10 marks

- b) What is urban spatial structure? Explain the two broad factors that play vital roles in the morphology of the urban area ..... 10 marks.
4. a) There is a continuous competition among uses for urban land which underscores the importance of land use planning. Discuss five of such urban land uses and their characteristics in Nigeria. .... 10 marks.
- b) With a minimum of three well articulated reasons, justify the statement that “Considering African continent in terms of modern environmentally sensitive architecture, it has much to teach the West”. ...10 marks
5. Write short and concise notes on the following:
- i) Advocacy Planning - (5 marks).
  - ii) Sustainable Development -(5 marks).
  - iii) Zaria City Gates - (5 marks).
  - iv) Forms/types of town or city plan - (5 marks)



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**COURSE TITLE: BASIC ELEMENTS OF PLANNING II**

**COURSE COORDINATOR:**

**COURSE LECTURERS: 1) ONI, ABIODUN SAMSON (MAIN)**

**2) XXXX**

## MARKING GUIDE

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### SECTION ONE

1. Introduction .....2 marks

Two major urban planning theories out of:

- Rational Planning Theory
- Incremental Planning Theory
- Mixed Scanning Approach

Mention ...1 mark each = 2 marks

Discussion of each theory:

- Postulate .....5 marks }
- Features .....4 marks } 13 marks x 2 = 26 marks
- Criticisms .....4 marks }

- 2 a) Definition of Urban Design .... 2 marks

Explanation (purpose, objective) .... 2marks

Components of urban design; at least 4 out of:

- Buildings
- Public Infrastructures
- Transportation networks and facilities
- Social facilities and amenities
- Landscaping (hard and soft) including sustainability  
 ..... 2 marks each = 8 marks.

Disciplines involved; at least 3 out of:

Town planning, architecture, landscape architecture/planning, civil engineering, economics, geography.

..... 1 mark each = 3 marks

- b) Contribution of Baron Haussmann to urban design efforts in Paris. 4 of the following:
- i) Creation of a new pattern of boulevards in Paris. Created the grand boulevard.
  - ii) Reshaped the façade of buildings along the grand boulevard, giving them uniformity, and a sense of rhythm and order to the streets.
  - iii) Addressed the problem of traffic flow and appropriate use of land.
  - iv) Shaped the skyline and proportion of space by setting limits on height.
  - v) Formulated rules governing space between buildings.

Introduction ..... 3 marks

Each contribution above ..... 3 marks = 12 marks

## SECTION TWO

- 3 a) Introduction ..... 2 marks  
 Three traditional planning concepts, namely:
- i) Cluster Housing .....2 marks
  - ii) Fortification ..... 2 marks
  - iii) Mono-nucleus ..... 2 marks
- Sketch ..... 2 marks
- b) Urban Spatial Structure - definition ..... 2 marks  
 Urban Spatial Structure is the arrangement of urban public and private spaces in cities and urban areas including the degree of their connectivity and accessibility.  
 .....
- Two broad factors that play vital roles in the morphology of the urban area:
- i) Physiographic factors such as soil, relief, hydrology, general topography, vegetation. .... 4 marks
  - ii) Settlement characteristics superimposed on the site. .... 4 marks
- 4 a) Five urban land uses:

- i) Residential - 50% and 60%; Brown ..... 2 marks
  - ii) Commercial - 3% and 5%; Blue. ....2 marks
  - iii) Industrial - 5% and 10%; Red to Purple. ....2 marks
  - iv) Recreational /open spaces - 6% and 8%; Green. ....2 marks
  - v) Institutional - between 3% and 4%; Red or yellow. ....2 marks
- b) The statement, “Considering African continent in terms of modern environmentally sensitive architecture, it has much to teach the West” can be justified by:
- i) The building materials used in early Africa, such as mud, straws, palm fronts, sticks and wood, leaves, bamboo e.t.c. .... 2.5 marks
  - ii) Construction techniques ..... 2.5 marks
  - iii) Sustainability. .... 2.5 marks
- 5 Each short note ..... 5 marks (20 marks).



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## MARKING GUIDE

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2. Introduction .....2 marks

Two major urban planning theories out of:

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- Mixed Scanning Approach

Mention ...1 mark each = 2 marks

Discussion of each theory:

- Postulate .....5 marks }
- Features .....4 marks } 13 marks x 2 = 26 marks
- Criticisms .....4 marks }

2 a) Definition of Urban Design .... 2 marks

Explanation (purpose, objective) .... 2marks

Components of urban design; at least 4 out of:

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- Public Infrastructures
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Disciplines involved; at least 3 out of:

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..... 1 mark each = 3 marks

- b) Contribution of Baron Haussmann to urban design efforts in Paris. 4 of the following:
- i) Creation of a new pattern of boulevards in Paris. Created the grand boulevard.
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Introduction ..... 3 marks

Each contribution above ..... 3 marks = 12 marks

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- 5 Each short note ..... 5 marks (20 marks).