

FACULTY OF ENVIRONMENTAL DESIGN AND MANAGEMENT

DEPARTMENT OF ESTATE MANAGEMENT

2010/2011 HARMATTAN SEMESTER EXAMINATIONS

COURSE TITLE: ESM 409 – Urban Economics. TIME ALLOWED: 2 Hours

INSTRUCTION: Answer question ONE and any other THREE.

1. a) Given the following information: suppose an urban area has a population of 500,000 of whom 250,000 were employed, with 125,000 in basic and 125,000 in non-basic employment. Assuming all ratio is kept constant, and there is additional demand for 25,000 workers in basic employment. At what population will equilibrium be restored in the urban area? 15 marks.
b) Discuss the applicability of this theory to development of an existing urban area (preferably your state capital). 10 marks
2. With hypothetical example discuss the challenges of urbanization on socio-economic development in Nigeria and its impact on property market. 15 marks
3. As the head of panel to decongest your state capital, discuss the requirement of New Town in Nigeria with particular reference to land policies. 15 marks
4. The rapid urban growth and social change in Nigeria has brought about various forms of pollution. Discuss this with respect to property rental values in the affected areas. 15 marks
5. Discuss with illustration the peculiar environmental problems of Land use pattern in Nigerian cities. 15 marks
6. Discuss with illustration the concept of Betterment and Worsement and its implication on real estate values. 15 marks