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OBAFEMI AWOLOWO UNIVERSITY

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FACULTY OF ENVIRONMENTAL DESIGN AND MANAGEMENT

DEPARTMENT OF ESTATE MANAGEMENT

2011/2012 RAIN SEMESTER EXAMINATIONS

COURSE TITLE: ESM 504 – Land Use And Resources II. TIME ALLOWED: 2 Hours

INSTRUCTION: Answer any Four Questions

1. The commuting trip in an urban area can be divided into three parts or phases. Discuss the features of each phase and the effect they can have on the modal choice of any worker.
15 Marks.
3. Traffic congestion as a dimension of urban congestion in our cities is a major problem confronting urban dwellers. Discuss its nature and some possible solutions. 15 Marks.
3. a) Discuss the implications of government policies to housing delivery in Nigeria.
7.5 Marks.

b) Explain the importance of New Town its formation and challenges. 7.5 Marks.
4. a) Urban blight emerged as town grows, explain the pro-active measures to check this.
7.5 Marks.

b) What are the limitations of individual efforts to urban renewal on the macro scale?
7.5 Marks.
5. a) A piece of real estate can perform differently among countries, regions, cities and even within the same city. Discuss. 8 Marks.

b) Under what conditions would road pricing be implemented successfully in Nigeria?
7 Marks.
6. a) In direct real estate market, illiquidity is a significant issue. Discuss this with respect to sales transaction process in Nigeria. 7.5 Marks.

b) Property tax is a major issue that deserves better attention. Discuss with illustration five landed properties taxes in Nigeria. 7.5 Marks.

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