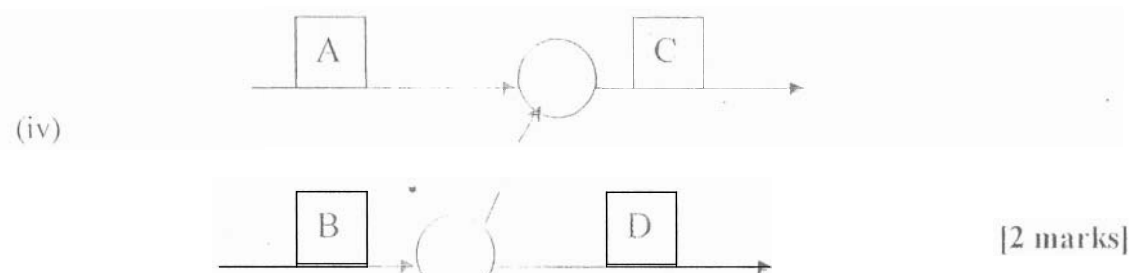
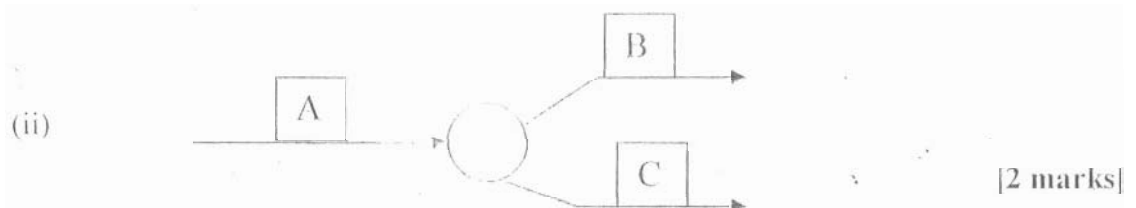
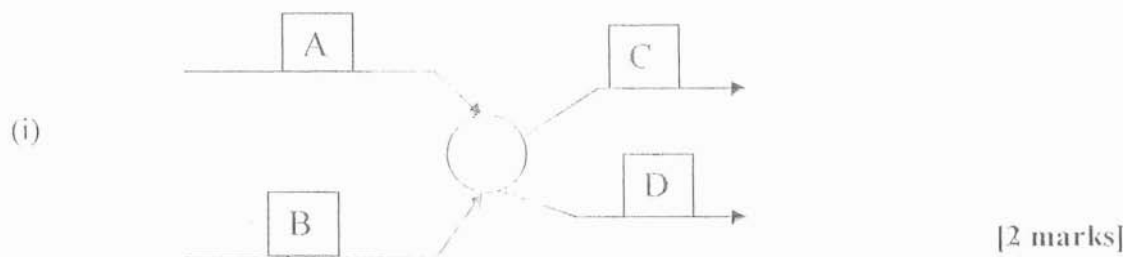


OBAFEMI AWOLOWO UNIVERSITY
FACULTY OF ENVIRONMENTAL DESIGN AND MANAGEMENT
DEPARTMENT OF ESTATE MANAGEMENT
BACHELOR OF SCIENCE (ESTATE MANAGEMENT) PROGRAMME
2011/2012 RAIN SEMESTER EXAMINATIONS

COURSE TITLE: ESM 102 – Introduction to Estate Management **TIME ALLOWED: 2½ Hours**

INSTRUCTION: ANSWER QUESTION 1 AND ANY OTHER TWO QUESTIONS.

1. (a) The way arrows are drawn in Critical Path Method depends on the interdependence of the activities involved in a project or task at hand. Decode and describe the interdependence of the activities in each of the four arrow diagrams below.



- (b) What are the three important rules/questions that must be borne in mind in preparing a network diagram in Critical Path Analysis?
- [3 marks]

- (c) B & B Property Development Company needs to reconstruct one of the buildings under its portfolio and has highlighted the activities involved as shown in Table 1 below.

Table 1. Reconstruction activities

Activity	Preceding Activity	Succeeding Activity	Duration (days)
Steelwork	---	Shell, Slab.	10
Shell	Steelwork	Internal works.	16
Slab	Steelwork	External works	4
Internal works	Shell, Slab	Internal works.	9
External works	Shell, Slab	Roofing	12
Roofing	Internal Works	-	0

- (i) Prepare a network diagram from the information in Table 1 and determine the overall duration for the reconstruction activity. [10 marks]
- (ii) Calculate the time float (TF) for each of the activities and determine/highlight the critical path for the project. [4 marks]
2. (a) Briefly discuss the procedures involved in property leasing. [7 marks]
- (b) What is lease renewal and how can it be accomplished [7 marks]
- (c) Discuss the reasons why certain residents can be denied renewal of their leases [6 marks]
3. (a) A consistent rental collection policy is fundamental to the successful property management operations. Discuss the contents of a good rent collection policy. [8 marks]
- (b) Write short notes on any FOUR (4) of the following:
- (i) Eviction [3 marks] (ii) Security deposit [3marks]
- (iii) Corrective maintenance [3marks] (iv) Custodial maintenance [3marks]
- (v) Rent management [3 marks]
4. (a) Distinguish between the concept of property and real estate vis-avis possession and ownership. [10marks]
- (b) Discuss various estate goals and objectives [10marks]
5. (a) Discuss the nature of public estate and the objectives of managing them in Nigeria. [10marks]
- (b) Explain the forms of public measures for directing land use and development. [10 marks]