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

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COURSE TITLE: ESM 407 – RESEARCH METHODOLOGIES

TIME ALLOWED: 2½ Hours

INSTRUCTION: ANSWER FOUR (4) QUESTIONS IN ALL. 3 FROM SECTION A AND 1 FROM SECTION B

Each Section Must Be on a Separate Booklet

SECTION A

1. The inevitability of sampling in any research endeavour cannot be overemphasised. Discuss this statement highlighting the relevance of sampling and the various methods of selecting sample in research given a practical example of a topic of your choice. [20 marks]
2. Describe the different types of research, giving examples. [20 marks]
3. Write short notes on the following:
 - (i) Objectives of research [5 marks]
 - (ii) Formulation of research problem [5 marks]
 - (iii) Consideration in selecting a research problem [5 marks]
 - (iv) Characteristics of research [5 marks]
4. (a) Discuss the importance of theoretical framework in the review of literature [10 marks]
(b) "The conceptual framework stems from theoretical framework and concentrates, usually, on one section of that theoretical framework". Discuss. [10 marks].

Section B

5. (a) Write out a typical outline for the chapter on data analysis [8 marks]
(b) Briefly explain the following scales of measurement:
 - (i) Nominal
 - (ii) Ordinal
 - (iii) Interval
 - (iv) Ratio[8 marks]
- (c) If you were testing a hypothesis that valuations are statistically indistinguishable from selling prices, mention two (2) inferential statistics you could use, assuming data is collected using interval scales [4 marks]
6. (a) If you were testing a hypothesis that rent payment trends are not statistically captured by valuation formulae practice, what inferential statistics would you use if data is collected using ordinal scales? [4 marks]
(b) Differentiate between descriptive and inferential statistics. [5 marks]
(c) What do you understand by levels of significance? [5 marks]
(d) Show how SPSS P values have eliminated the need Chi Square tabulated values. [6 marks]

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