



GWANDA STATE UNIVERSITY

FACULTY OF ENGINEERING AND ENVIRONMENT

DEPARTMENT OF GEOMATICS AND SURVEYING

LAND ECONOMICS AND MANAGEMENT

ESG 5205

Final Examination Paper

April 2025

This examination paper consists of 2 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: Dr. N. Muleya

INSTRUCTIONS

Answer ALL questions in chronological order

QUESTION 1: INTRODUCTION TO LAND ECONOMICS AND MANAGEMENT [20]			
	a	Explain the concept of 'land as a resource'	8
	b	Justify the necessity for economic use of the land resource	12
QUESTION 2: LAND TENURE SYSTEMS AND TAXATION MECHANISMS [20]			
	a	What is communal land tenure	8
	b	Communal land is 'not for sale'. Discuss the economics underlying this policy	12
QUESTION 3: LAND/PROPERTY VALUATION [20]			
	a	The Government of Zimbabwe has challenged all local authorities to prepare valuation rolls in their areas of jurisdiction by the 30 th of June 2024.	
	i	Evaluate this position by the government	10
	ii	Explain the factors that must be considered in the valuation of residential properties	10
QUESTION 4: LAND USE THEORIES [20]			
		With aid of examples, critically demonstrate how any of the two theories can guide economic use of land:	
	i	Walter Christaller Central Place theory	10
	ii	Alfred Weber's Industrial location theory	10
	iii	Johann Heinrich Von Thune's agricultural land use theory	10
QUESTION 5: THE LEGAL PERSPECTIVE: LAND ECONOMICS AND MANAGEMENT [20]			
		Critically review the levies and charges provided for by Part XII of the Rural District Councils Act (29:13)	20

END OF EXAMINATION