GWANDA STATE UNIVERSITY

FACULTY OF ENGINEERING AND ENVIRONMENT

DEPARTMENT OF GEOMATICS AND SURVEYING

LAND ECONOMICS AND MANAGEMENT

ESG 5205

Final Examination Paper

JUNE 2026

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**

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QUESTION 1: INTRODUCTION TO LAND ECONOMICS AND MANAGEMENT [20]				
			Demonstrate your understanding of the terms:	
	a		Land economics	5
	b		Land management	5
	c		'The understanding of land economics is a prerequisite for land management'. Discuss.	10
QUESTION 2: LAND TENURE SYSTEMS AND TAXATION MECHANISMS [20]				
			Evaluate the effectiveness of the Zimbabwean government new Land Tenure Implementation Programme that offers tittle deeds to beneficiaries of the Land Reform Programme.	20
QUESTION 3: LAND/PROPERTY VALUATION [20]				
	a		Describe and explain the procedures followed in the valuation and assessment of urban properties for rating purposes according to Part XVIII Urban Councils Act (29:15)	10
	b		Examine the factors that contribute to the value of a residential property	10
QUESTION 4: LAND USE THEORIES [20]				
			Using examples, explain the contemporary spatial distribution of economic activities in light of the following theories:	
	a		Cumulative Causation Theory	10
	b		Bid rent theory	10
QUESTION 5: THE LEGAL PERSPECTIVE: LAND ECONOMICS AND MANAGEMENT [20]				
	a		Evaluate the necessity for 'wealth tax'	8
	b		Examine the underlying legal framework relating to land tax in Zimbabwe	12

END OF EXAMINATION