



PAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY

FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT

DEPARTMENT OF LAND AND SPATIAL SCIENCES
(LAND AND PROPERTY SECTION)

QUALIFICATION(S): BACHELOR OF PROPERTY STUDIES DIPLOMA IN PROPERTY STUDIES BACHELOR OF LAND ADMINISTRATION	QUALIFICATION(S) CODE: 08BPRS 06DPRS 07BLAM
COURSE NAME: LAND ECONOMICS	COURSE CODE LEM621S
EXAMS SESSION/DATE: JANUARY 2023	NQF LEVEL: 6
DURATION: 3 HOURS	MARKS: 100

SECOND OPPORTUNITY / SUPPLEMENTARY EXAMINATION PAPER	
EXAMINER(S)	MR. U. KAHIREKE
MODERATOR:	MR. S.A.K. HAYFORD

INSTRUCTIONS
<ol style="list-style-type: none">1. Read the entire question paper before answering the Questions.2. Please write clearly and legibly!3. The question paper contains a total of 3 questions.4. You must answer <u>ALL QUESTIONS</u>.5. Make sure your Student Number is on the EXAMINATION BOOK(S).

PERMISSIBLE MATERIALS

1. Non-programmable Scientific Calculator

THIS QUESTION PAPER CONSISTS OF 3 PAGES (Including this front page)

Question 1

- a) A close friend approaches you for advice. What would your advice be on the shortcomings of property as a form of investment as compared to other forms of investment? (16)
- b) Describe the following two (2) major components of land use capacity:
- i) Accessibility (5)
 - ii) Resource quality (4)

[25]

Question 2

- a) What is meant by variable tax rate? (2)
- b) Mention the significance of Variable tax rate and briefly explain the grounds on which its application may be justified (13)
- c) Property taxes in developing and transition countries are evolving and will continue to evolve over the next decade. The big question is whether the property tax has the potential to become a major source of local government revenue in low-income and transition countries, whether it can provide a suitable financial base for local governments, and whether the basis of tax should be land only or should include improvements. If there is to be any hope for effective property taxation, countries should begin a process of long-term reform. Discuss the guidelines that might be followed. (15)

[30]

Question 3

- a) For each of the following state whether the relationship is *POSITIVE* or *NEGATIVE*. (2)
- i) Land value and Utility (satisfaction)
 - ii) Land value and Net land rent
 - iii) Rent paying ability and cost of transportation
 - iv) Rent paying ability and distance to the market

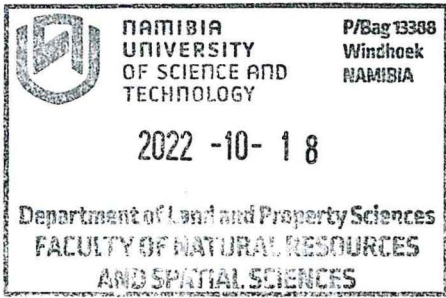
- b) Profile of urban land Uses on the basis of returns earned is such that the highest value lands at the centre of cities are used for commercial purposes, while areas with successively lower values are used for residential, cropland etc.
- i) Mention the four (4) areas where variations in this general profile usually take place. (4)
- ii) Mention the four (4) demand factors responsible for land development. (4)
- c) The main Valuation Roll as provided under the Agricultural (Commercial) Land Reform Act of 1995, is not immune from errors.; who may change the contents of the main valuation roll and state the purposes for which the main valuation roll may be changed? (5)
- d) A proper valuation activity for property tax administration requires that several preconditions are in place. Outline any ten (10) of these preconditions? (5)
- [20]**
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Question 4

Discuss how the physical/ biological framework can be used to analyse utilisation of land resources. Use relevant examples to support your discussion. (25)

[25]

End of Memorandum



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