

UGANDA MARTYRS UNIVERSITY
FINAL EXAMINATION FOR THE DEGREE OF
BACHELOR OF REAL ESTATE MANAGEMENT
ACADEMIC YEAR 2023/2024

COURSE NAME: PRINCIPLES OF REAL ESTATE. YEAR OF STUDY: ONE

COURSE CODE: REM 1103

DATE: MONDAY 11/12/2023

SEMESTER: ONE

TIME: 9:30AM TO 12:30PM

INSTRUCTIONS:

Answer any **FOUR QUESTIONS**.

DO NOT WRITE on the question paper.

All the questions carry **EQUAL MARKS**.

QUESTION ONE

- a) The real estate industry is comprised of different key stakeholders each having a role to play in the growth of the sector. As a student of BREM, clearly explain the different key stakeholders (10) in Uganda clearly bringing what each of their key roles is in the growth of the real estate sector in Uganda. **(15 MARKS)**
- b) Identify any 10 challenges faced by stakeholders in the growth of the real estate sector in Uganda. **(10 MARKS)**

QUESTION TWO

- a) Discuss with examples the different forms of land use absorption in Uganda. **(15 MARKS)**
- b) Identify any 10 factors for the growth of the real estate industry today. **(10 MARKS)**

QUESTION THREE

- a) Francis intends to divide his property of apartment blocks in Ntinda among his family. In order to be able to successfully carry out this exercise, he has to ascertain the value of the property. As a real estate professional, guide Francis on how to ascertain the market value of the property using the different approaches to valuation. **(15 MARKS)**

- b) Ivan, a building developer has purchased Bugolobi flats and he wishes to enhance their value, advice Ivan on what he can do to enhance the value of these flats. (10 MARKS)

QUESTION FOUR

- a) Discuss any 5 different forms of ICT application in the Real Estate Sector in Uganda today. (10 MARKS)
- b) Identify any 10 different ways through which ICT has facilitated the growth of the real estate industry in Uganda. (15 MARKS)

QUESTION FIVE

- a) The Mortgage industry in Uganda is on a steady rise. Identify any 5 different forms of mortgages available for people intending to own property. (10 MARKS)
- b) Identify any 10 different ways through which Ugandans can be encouraged to adopt ownership of property through mortgage. (15 MARKS)

QUESTION SIX

Write short notes on the following in relation to real estate. (25 MARKS)

- a) Encumbrance
- b) Ownership Rights
- c) Zoning
- d) Geographical Information System (GIS)
- e) Multiple Listing Services (MLS) (@5 MARKS)

END

SUCCESS