

Index Number.....Signature.....Date.....



**CHRISTIAN SERVICE UNIVERSITY COLLEGE
KUMASI, GHANA
FACULTY OF HUMANITIES
DEPARTMENT OF PLANNING AND DEVELOPMENT
BACHELOR OF ARTS IN PLANNING AND SOCIAL DEVELOPMENT
SPECIAL SUPPLEMENTARY EXAMINATIONS,
2018/2019 ACADEMIC YEAR
LEVEL 400**

DPSD 409 URBAN LAND DEVELOPMENT PROCESS

August, 2019

70 Marks

Time Allowed: 2½ hours

GENERAL INSTRUCTION TO CANDIDATES:

- Answer **Question 1 and any other four (4) questions in section B**
- Marks will be awarded for correct grammar, clarity of expression and logical presentation of facts
- Write your index number clearly on **every page** of the question paper.

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Question 1:

a) What is land? (5 marks)

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b) Outline three (3) primary distinctions of land (15 Marks)

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c) Outline ten (10) urban development problems (10 marks)

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Question 2:

a) Explain what land use planning is? (5 marks)

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b) State five (5) factors that influence urban land values in Ghana (5 marks)

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Question 3:

a) List the processes/activities involved in registering land in Ghana? (7 marks)

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b) State three(3) factors that influence urban land values in Ghana (3 marks)

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Question 4:

a) Explain the following:

- o Allodial interest of land (3 marks)

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○ Usufruct interest of land (3 marks)

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b) List four (4) buyers of urban land (4 marks)

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Question 5:

c) What is land speculation? (5 marks)

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d) Outline five (5) services on urban land **(5 marks)**

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Question 6:

Briefly outline the roles of the following institutions

a) Public and Vested Land Management Division (PVLMD) **(2 marks)**

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b) Land Registration Division (LRD) **(2 marks)**

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c) Land Valuation Division (LVD) **(2 marks)**

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d) Survey and Mapping Division (SMD) (2 marks)

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e) The Town and Country Planning Department (2 marks)

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