



CEX7113/CEP2113/CEE7113 - Real Estate & Property Development

036

FINAL EXAMINATION - 2006

Time Allowed: Three Hours

Date: 2007 - 04 - 03 (Tuesday)

Time: 0930 - 1230 hrs

Answer Five (05) questions with at least One (01) from each section.

**Section A - Valuation of Property**

Q1.

Identify *four (04)* generally used methods available for valuation of property and produce descriptions on *two (02)* of the stated methods.

(Marks 20)

Q2.

'Preparation' stage of a property development project involves over *six (6)* identifiable steps. Write descriptions on *six (06)* such identifiable steps pertaining to this particular stage.

(Marks 20)

**Section B - Property Law and Acts**

Q3.

The Condominium Property Law no. 11 of 1973 which deals with the condominium property status of a land with building(s), has a clause which allows the termination of such status under *three (03)* stipulated circumstances. Identify and discuss these circumstances.

(Marks 20)

Q4.

A land acquired for state purposes under the Land Acquisition act of Sri Lanka (subject to relevant amendments) could be divested under specific circumstances. Identify the authorized person and describe the *four (04)* conditions that have to be satisfied for such divestation of acquired land.

(Marks 20)

**Section C - Town Planning**

Q5.

Write descriptions on 'Town Planning' in Sri Lanka during the following periods

- i.) Ancient period (up to the beginning of 16<sup>th</sup> century)
- ii.) Colonial period (up to the end of 19<sup>th</sup> century - Portuguese, Dutch & part of British periods)
- iii.) Modern Period (From the beginning of 20<sup>th</sup> century - Latter British & post Independence era)

(Marks 20)

Q6.

As a part of Housing and Town Improvement Ordinance enacted in 1915, 'Preventive Measures' were introduced to control the built environment. Identify and describe the rationale behind the *four (04)* main features of these Preventive Measures.

(Marks 20)

**Section D - Finance for Property Development**

Q7.

Discuss the general 'Government Policy' on real estate and property development.

(Marks 20)

Q8.

Describe the aspects taken into consideration by the lending institutions when approving long-term loans to persons who wish to buy houses built by property developers.

(Marks 20)

