



**CEX7113 - Real Estate & Property Development**

*FINAL EXAMINATION - 2007*

Time Allowed: Three Hours

Date: 2008 - 04 - 22 (Tuesday)

Time: 0930 - 1230 hrs

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

**Section A - Valuation of Property**

**Q1.**

- a.) Value in general is a conceptualized entity. It may vary from person to person or even for the same person with different requirements. Describe *five (05) concepts* used in valuation of real estate. (Marks 10)
- b.) Describe *four (04)* generally used methods available for valuation of property. (Marks 10)

**Q2.**

Property can be differentiated and classified according to its physical attributes and usage. In these lines describe the four generic classes under which property can be categorized with clear examples. (Marks 20)

**Section B - Property Law and Acts**

**Q3.**

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)

**Q4.**

One of the several modes of acquisition of property is by "**Prescription**". Discuss the mechanism involved in this method of acquisition and explain five (05) disabilities in the part of the original owner that will negate the prescriptive period of ten years. (Marks 20)

**Section C - Town Planning**

**Q5.**

'Garden City Concept' is an important concept in town and country planning proposed for the city of Colombo by Prof. Patrick Geddas.

- i.) Briefly describe the above concept (Marks 10)
- ii.) What are the recommendations made by Prof. Geddas? (Marks 05)
- iii.) What are the problems involved in implementing this concept for a city like 'Colombo'? (Marks 05)

**Q6.**

An important planning 'tool' introduced by the Urban Development Authority Law (UDA Law) is the concept of a 'Development Plan' for areas declared as 'development areas' under the UDA Law. Describe the procedure adopted from preparation to publishing of the above mentioned development plan for a particular development area. (Marks 20)

**Section D - Finance for Property Development**

**Q7.**

A property developer when forwarding an application for bridging finance, to a lending institution (Bank) has to submit a 'Project Report' relating to the project for which bridging finance is to be used. Describe the aspects, which should be included into this 'Project Report'. (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)

