

THE OPEN UNIVERSITY OF SRI LANKA
Department Of Civil Engineering
Postgraduate Diploma in Technology - Construction Management - Level 7



CEX7113 - Real Estate & Property Development

FINAL EXAMINATION - 2009

Time Allowed: Three Hours

Date: 2010 - 03 - 27 (Saturday)

Time: 1400 - 1700 hrs

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

Section A - Valuation of Property

Q1.

Briefly describe the role or functions of the following members of a Property Development Team.

- | | |
|------------------------------|------------|
| (i.) Physical Planner | (04 Marks) |
| (ii.) Valuer | (04 Marks) |
| (iii.) Estate Agent | (04 Marks) |
| (iv.) Development Controller | (04 Marks) |
| (v.) Land Economist | (04 Marks) |

Q2.

- (a) Distinguish between the 'freehold interest' and 'leasehold interest' in property. (10 Marks)
- (b) Describe the factors affecting the demand for property at micro level with examples. (10 marks)

Section B - Finance for Property Development

Q3.

Discuss the actions Government can take to encourage the private sector property developers. (20 marks)

Q4.

Discuss the steps involved in processing a loan application by a lending institution for the purchase of a house. (20 marks)

Section C - Property Law and Acts

Q5.

'A' conveyed his land to his one and only son 'B' as a gift subject to life interest in his favour. The deed was not registered. Later 'B' got married against the wishes of 'A'. On this frustrating circumstance, 'A' again gifted the same land to a charity organization to build a home for elders. This latter Deed was registered. Discuss the legal validity of both deeds with reference to registration of documents ordinance. (20 Marks)

Q6.

Write short notes on followings

- | | |
|----------------------------|------------|
| (i.) Right of Removal | (05 Marks) |
| (ii.) Immovable properties | (05 Marks) |
| (iii.) Prescription | (05 Marks) |
| (iv.) Condominium Plan | (05 Marks) |



Section D - Town Planning

Q7.

Prof. Clifford Holiday did a study on 'Problems related to Colombo City' and produced a document called 'City of Colombo', Memorandum on Town Planning in 1940. Briefly describe the above Memorandum, mentioning the key concepts and suggestions. (20 marks)

Q8.

Explain the following terms in the context of 'UDA Planning and Building Regulations'.

- | | |
|-------------------------------------|------------|
| (i.) Preliminary planning clearance | (04 Marks) |
| (ii.) Building permit | (04 Marks) |
| (iii.) Certificate of Conformity | (04 Marks) |
| (iv.) Standard light plane | (04 Marks) |
| (v.) Floor area ratio (FAR) | (04 Marks) |

