

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 - 2013/2014

Time Allowed: Three Hours

Date: 2014 - 08 - 30 (Saturday)

Time: 0930 - 1230 hrs

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

Section A - Valuation of Property

Q1.

"Evaluation of the project" is the first stage of the property development process. Explain why evaluation is important and how evaluation is done. (20 Marks)

Q2.

Identify five generally used methods available for valuation of property and provide a description with an example for two of the stated methods. (20 marks)

Section B - Finance for Property Development

Q3.

Banks are generally reluctant to extend loans to property developers and adopt very safe practices when granting loans to developers. Explain why banks are reluctant to grant loans to property developers and describe the safeguards applied by the banks to reduce their exposure. (20 marks)

Q4.

Government can encourage private entrepreneurship in developing low income shelter by allowing certain concessions. Discuss:

- i what government should offer as concessions. (10 marks)
- ii what government should refrain from offering as concessions. (10 marks)

Section C - Property Law and Acts

Q5.

"Land Acquisition Act No. 9 of 1950" and subsequent amendments facilitate acquisition of privately owned land for public purposes. Discuss:

- i the scope of the act. (10 marks)
- ii the suggested method for awarding compensation. (10 Marks)

Q6.

One of the several modes of acquisition of property is by "prescription". Discuss the mechanism involved in this method of acquisition with respect to private and government owned land. (20 Marks)



Section D - Town Planning

Q7.

Garden city concept, proposed by Prof. Patric Geddas, is one of the proposals presented to develop the region of Greater Colombo.

- i Discuss the main points proposed by Prof. Geddas. (10 marks)
- ii Describe why his plan could not be implemented. (10 Marks)

Q8.

Explain the following terms in the context of "UDA Planning and Building Regulations" and the reasons for the introduction of these.

- i Standard Light Plane (05 Marks)
- ii Floor Area Ratio (05 Marks)
- iii Building Permit (05 Marks)
- iv Certificate of Conformity (05 Marks)

