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SCHOOL OF PLANNING AND ARCHITECTURE, VIJAYAWADA

SEMESTER END EXAMINATIONS (SUPPLEMENTARY), JUNE - 2016

B.Planning III YEAR VI SEMESTER

ELECTIVE – (REAL ESTATE PLANNING & MANAGEMENT) (10210625)

Maximum Marks – 50

Time – 2.00 Hours

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- a) Answer any Two questions out of 1 to 4 questions.
- b) Question No.5 is compulsory and answer any four out of six sub-questions.
- c) Scientific calculator to be allowed.
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- Q1. Describe the contingent valuation method with illustrations. (15M)
- Q2. a) Explain Rent Capitalization Method (5M)
b) Mr, Aekbote Venkat has let out his godown in mount Road, Chennai for a monthly Rent of Rs. 12,000/-. He has received a refundable advance of Rs. 2,00,000/- and a premium amount of Rs. 3,00,000/- for 25 Years. Calculate the value by Rent Capitalization Method. Assume the following: (10M)
Repairs – $\frac{1}{9}^{\text{th}}$ of Annual Rent Normal Advance of three months 15% Gross Annual Rental Income
Interest rate – 15%
- Q3. Calculate the annual stabilized Net Operating Income, (15M)
rate of Capitalization for the provided data:
Plot Area: 50,000 sq.m
Units in Apartment: 900 no's
Average Apartment Size – 180 sq.m
Monthly Rent per sq. feet = Rs. 90
Monthly Operating expenses per unit = Rs. 1,400/-
Monthly Property taxes per unit = Rs. 500/-
Vacancy Rate – 8.5%
Monthly per parking space – Rs. 800/-
Annual Maintenance Cap. expenditure - Rs. 1000/-
Annual Revenue inflation – 2.5%
Annual expense inflation – 2.5%
Property Value: 1000 Crores

P.T.O

- Q4 a) A building purchased by Ram Sundar at a cost of Rs. 50,000/- excluding the cost of land. Calculate the amount of Annual Sinking fund at 6% interest assuming the future life of building as 22 Years and the Scrap value of the building as 8% of the cost of purchase. (15M)
- b) Calculate the sale price of the subject using the given data:

Features	Subject	Sale 1	Sale 2
Sale price	—	Rs. 95,000,00	100,00,000
No.of units	44	42	47
Unit size	260 sq.feet	240 sq.feet	310 sq.feet
Quality	Average	Average	Average
Furnishings & equipment	12,000/-	10,000/-	14,000/-
Estimated land value	12,78,500	15,00,000	18,00,000

- Q5 Write short notes on any four of the following: (4x5=20M)
- Methods of Cost Estimation
 - Main Financing method for properties
 - Outgoings
 - Sinking Fund Method
 - Entrepreneurial profit and Loan to Cost Ratio
 - Different shapes of Plot and its Valuation method.
