

**The University of Melbourne**

**Semester Two, 2005**

**Faculty of Architecture, Building and Planning**

**Subject Number:** 702-652  
**Subject Title:** Property Valuation and Analysis (PG)

**Exam Duration:** Three (3) hours  
**Reading Time:** 15 minutes  
**This paper has** 4 pages

**Authorised materials:**

Electronic calculators

**Instructions to Invigilators:**

Standard script books only required.  
Exam paper may be removed from the examination room.

**Instructions to students:**

Write your student number and the question numbers on each answer booklet.  
Answer **all seven (7)** questions.

**Paper to be held by Baillieu Library**

### **QUESTION 1**

Multiple regression analysis (MRA) is used extensively in many types of research including property research. Explain what MRA actually is, how it works and which computer programs can be used. Discuss the relevance to property research and use examples to highlight its strengths and weaknesses.

**(15 marks)**

### **QUESTION 2**

Searching electronic journals is an integral part of undertaking research. What exactly are electronic journals and where are they accessed? Detail the exact steps required to access an electronic journal and list limitations in your answer. List the names of any property related electronic journals that you are aware of or have searched.

**(15 marks)**

### **QUESTION 3**

You have been asked to provide an (a) interim and (b) final report on a property-related topic of your choice, as well as undertaking (c) a short presentation on the project's completion. Discuss the relevance of each of these three stages and their individual contribution to the overall project. Explain what each stage should include in the form of content, and how each stage should be communicated to an audience. Critically analyse this three stage format and suggest improvements to this research process, if any.

**(10 marks)**

#### **QUESTION 4**

You have been assigned to undertake a valuation of a house using the 'cost approach'.

Detail the various steps in their correct order that you will take to complete this task. Include a detailed depreciation graph in your answer and explain where each variable come from.

**(15 marks)**

#### **QUESTION 5**

Explain the process you would use to value the following properties:

- (a) A fast food business;
- (b) The Grand Canyon;
- (c) A gas pipeline;
- (d) The University of Melbourne Parkville campus;
- (e) A park.

**(15 marks)**

#### **QUESTION 6**

Valuing Inglobo land that is ready for development is a specialised form of property valuation. Exactly what is Inglobo land and where it is located? Using a detailed example list the varying sources of income and expenses in this type of valuation. In your answer discuss the relevance of profit and risk, including the exact calculations that are undertaken

**(15 marks)**

**QUESTION 7**

Provide a detailed outline of rural valuation report. Place the emphasis on the headings and subheadings that are required, regardless of the circumstances surrounding an individual property. In the section that incorporates the valuation calculations include a working example of how to value a property using the TFW (treated, fenced and watered) approach.

**(15 marks)**

**Total for Examination Paper**

**(100 marks)**

**END OF EXAMINATION PAPER**