

Question 4

- a) A developer in Keetmanshoop, using his own funds, intends to build a total of 33 flats for sale on a two hectare Erf. 16 of the flats are one-bedroom flats with a sale price of N\$175 000 each while 17 two-bedroom flats would sell for N\$235 000 each. The floor area will be 60m² for the smaller flats and 80m² for the larger units while construction cost per square metre is N\$1 000. He estimates that he will need N\$50 000 for site clearance and preparation, and 13% for professional fees (architects, Quantity surveyors and other professionals). Sale Agents fees are at 3% and Developers profit at 15%. Advise him on the value of the erf. (10)

- b) The operating statement of a prime apartment block (freehold) is as follows:

Effective Gross Income	N\$500 000
Fixed Operating Expenses	N\$41 000
Variable Operating Expenses	N\$55 200
Replacement Allowance	N\$35 600

(10)

Using the information provided above, calculate the:

- i. Total Operating Expenses (2)
 - ii. Operating Expense Ratio (2)
 - iii. Net Operating Income (2)
 - iv. Net Operating Income Ratio (2)
 - v. Value of the property given the yield for similar type of properties being 8% (2)
- c) A 3-bedroom townhouse in Klein Windhoek was let 2 years ago for a term of 10 years with 5-yearly reviews on full repairing and insurance terms at a rent of N\$80 000 per annum. The current full rental value on the same basis is estimated at N\$85 000. An adjacent similar property was sold last week for N\$850 000. Value the freehold interest.

Hint1: Firstly, calculate the Yield of the freehold.

Hint2: The yield for the Reversion should be higher by an additional 0.5% than that for the term, e.g if the yield for term is 8% then that of reversion should be 8.5%. (10)

[30]**Question 5**

- a) The reduction in the usefulness or the desirability of a property could be caused a number of factors such as: an obsolete design, lack of function, economic conditions and other negative

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1. Understanding the eBook Unsw Math114past Papers
 - The Rise of Digital Reading Unsw Math114past Papers
 - Advantages of eBooks Over Traditional Books
2. Identifying Unsw Math114past Papers
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Unsw Math114past Papers
 - User-Friendly Interface
4. Exploring eBook Recommendations from Unsw Math114past Papers

- Personalized Recommendations
 - Unsw Math114past Papers User Reviews and Ratings
 - Unsw Math114past Papers and Bestseller Lists
5. Accessing Unsw Math114past Papers Free and Paid eBooks
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 - Unsw Math114past Papers eBook Subscription Services
 - Unsw Math114past Papers Budget-Friendly Options
 6. Navigating Unsw Math114past Papers eBook Formats
 - ePub, PDF, MOBI, and More
 - Unsw Math114past Papers Compatibility with Devices
 - Unsw Math114past Papers Enhanced eBook Features
 7. Enhancing Your Reading Experience
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 - Highlighting and Note-Taking Unsw Math114past Papers
 - Interactive Elements Unsw Math114past Papers
 8. Staying Engaged with Unsw Math114past Papers
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Unsw Math114past Papers
 9. Balancing eBooks and Physical Books Unsw Math114past Papers
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Unsw Math114past Papers
 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
 11. Cultivating a Reading Routine Unsw Math114past Papers
 - Setting Reading Goals Unsw Math114past Papers
 - Carving Out Dedicated Reading Time
 12. Sourcing Reliable Information of Unsw Math114past Papers

- Fact-Checking eBook Content of Unsw Math114past Papers
- Distinguishing Credible Sources

13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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