

UNIVERSITY COLLEGE LONDON

University of London

EXAMINATION FOR INTERNAL STUDENTS

For The Following Qualification:–

M.Sc.

European Property Studies

COURSE CODE : **BENVEP04**

DATE : **22-MAR-06**

TIME : **10.00**

TIME ALLOWED : **2 Hours**

**UCL MSc EPDP Module P04 European Property Studies Exam:
Wednesday 22 March 2006 1000h – 1200h (two hours)**

Instruction to candidates:

Write short notes on this question sheet in response to all 6 questions.
Make sure that you spend some time on every question.

1. When an investor is considering alternative kinds of investment, property (whether land, property development or property ownership) will be one of the possibilities. Make a list of the factors which the investor might regard as positive and attractive about property investment, and a second list of factors which might be regarded as negative and discouraging.

- Positive factors

- Negative factors

student name:

2. Now think about **any one country or region** which you have studied. Write short notes on how these positive and negative factors might be viewed by an international investor considering some sort of property investment there.

student name:

4. Properties are often considered by investors in categories (sectors) according to functional building types. Make notes of the distinctive features of these sectors as investments. **You may answer in general terms or refer to specific countries or cities if you wish.**

There is no need to comment on all sectors: limit yourself to one(s) you feel able to comment upon.

Residential
Offices
Warehouse and distribution / logistics
Industrial
Retail
Leisure
hotels and tourism
Mixed-use properties

student name:

5. What are the advantages and disadvantages for an investor of investing
- (a) directly in individual properties through acquisition
 - (b) indirectly through some kind of vehicle or security

student name:

6. You are trying to evaluate the desirability of development and investment in what you think could be an 'emerging' region or location. What indicators or 'drivers' would you look for to help you in your decision-making. List in order of priority what you think these factors are. To what extent do you consider that government planning policy and regeneration initiatives could be significant?

You may answer in theoretical or general terms or in relation to named region(s) or location(s).