

# UNIVERSITY COLLEGE LONDON

*University of London*

## EXAMINATION FOR INTERNAL STUDENTS

*For the following qualifications :-*

*M. Sc.*

### **ESGP6: European Property Studies**

COURSE CODE : ENVSGP06

DATE : 22-MAR-02

TIME : 14.30

TIME ALLOWED : 2 hours

02-C0004-2-30

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**TURN OVER**

UNIVERSITY OF LONDON  
University College London  
The Bartlett  
MSc Development and Planning

## **European Property Development and Planning**

Title of paper:

### **ENVSGP06 European Property Studies**

22 March 2002 1430h

Time allowed: 2 hours

Answer **THREE** questions. All questions carry equal marks.

1. Recent reports suggest a strong reluctance on the part of some (but not all) UK property investors to expand into European property acquisitions. Explain the reasons for this reluctance and comment on the circumstances that might prompt an increase in cross-border investment activity.
2. An aging population is the usual explanation for UK institutional investors reducing their exposure to property. Discuss the implications of this trend for European property investment.
3. 'Quality information is the key to successful property investment'. In a European context, discuss the significance of this assertion.
4. The property development and investment process is often described as a cyclical system – a clock being an appropriate analogy. With reference to at least two European countries known to you, explain and justify your view of where those countries are in the cycle — in terms of the analogy, 'What time is it there'?
5. 'The Euro is the most important influence on property investment decisions in modern times.' Consider this assertion critically.
6. With particular reference to one property sector such as offices, retail or residential, consider and predict the prospects for property investment across Europe.

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**END OF QUESTION PAPER**