

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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Annelies Wilder-Smith



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