B. ARCHITECTURE ODD SEM EXAMNATION 2025
5TH YEAR, 1ST SEMESTER,
SUBJECT: BUILDING ECONOMICS & VALUATION

TIME ALOT:- 3 HOURS FULL MARKS :- 100

***Attempt all questions.**
*** Arrange your answer according to the question sequence. Otherwise answer will not be considered for marking.**
*** Marks are given on right for each question.**

Q.1. Choose the correct option. **(10 X 1) = 10**

A) Identify among followings which is not a factor of production
i) Land
ii) Power
iii) Capital

B) Direct Cost has two components ________________ and _________________
i) Material & Labour
ii) Capital & Power
iii) Interest & Administration

C) PERT is a network analysis develops along two parallel streams one is Industrial and other one
i) Military
ii) Research
iii) Education

D) Principal of Substitution is used for
i) Market Comparison
ii) Substitution of Cost
iii) Substitution of technology

E) The evolution of value in economics reflects the dynamic interplay between human Needs and
i) Technological changes
ii) Economics policy
iii) Both of them

F) The government or central authority makes all economic decisions in
i) Traditional Economic System
ii) Planned Economic System
iii) Market Economic System

G) ______________ is the cost to restore an asset to its original condition using modern equivalents of the original materials and methods primarily used in property insurance.
i) Reproduction cost
ii) Reinstatement Value
iii) Replacement Value

[Turn over

H) Book value is often used as…….
i) Measure of Financial Health
ii) Measure to net asset Value
iii) Both of them

I) _______________ is the only Material cost of asset
i) Salvage Value
ii) Scrap Value
iii) Both of them

J) Property rights are the ____________________________ that an individual or entity holds with respect to a particular piece of property
i) Rights and responsibilities
ii) Legal rights and interests
iii) Interest and obligations

2. **Answer any Ten (10)** **(10 x 4) = 40**

(a) Define the subject 'Economics'.

(b) What is consumers equilibrium?

(c) What do you know about "Highest and Best use or HABU" according to the valuation standard; write with example?

(d) Define any Four:-

1. Cost
2. Break Even Point
3. Economic Life
4. Market
5. Depreciation
6. Reinstatement Value

(e) What is theory of Substitution?

(f) What are the factors influencing the "VALUE" of 'Land' property?

(g) Distinct between (any 2) – 1) CPM & Pert, 2) Depreciation & Obsolescence, 3) Salvage Value and Scrap Value

(h) What is the difference between 'Special Value' and 'Sentimental Value'?

(i) What is Bar Chart?

(j) Write Short Note on (Any 2)

1. Value influences
2. Economic System
3. Macro & Micro economics
4. Factors of Value

(k) What is Y.P. Single rate and Y.P. Dual Rate?

(l) What are components of Production Cost?

Answer any Five (5) **(10 X 5) = 50**

Q.3. (a) Define Market Value? What is the difference between Market Value and Distress Value? What do you know about Willing Buyer and Willing Seller? What is 'Value-in-use' and 'Value-in-exchange'? (2 + 3 + 3+ 2)

(b) Define Monopoly. Write short note about Economic System and its Type. What are the functions of Economic system? (2 + 4 + 4)

(c) 1. Calculate the amount of Rs. 1/= for 20 years @ 9.5%, if payments are made at the end of each year.

2. What is Year's Purchase (Y.P.) for 7 years and 8 months at 7.5% assuming that and ASFD can invested at 3.8%. (5 + 5)

(e) Distinguish between perfect competition and imperfect competition with examples in the light of Real Estate. Define Variable Cost & Fixed Cost. Write Characteristics and Importance of Factor of Production. (4 +2 + 4)

(f) 1. Value a profit rent of Rs. 7,000 per annum receivable for 10 years using a remunerative rate of 10% gross and an accumulative rate of 3% net. The investor pays tax at 25% on all property income. (5)

2. Mr. X bought a parcel of land today at Rs. 1,29,685. He had been offered the same parcel of land exactly 10 years ago at Rs. 50,000. Considering interest at 10% compounded annually, do you think he would have benefited if he had purchased the land earlier. (5)

(g) Distinct between Reproduction Value & Replacement Value. Write with example what is Capitalization of Income? What is Right and what is Immovable Property Right? Write Short Note on Straight-line method of Depreciation. (2 + 3 + 2 + 3)

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