

**JADAVPUR UNIVERSITY**  
**B. ARCHITECTURE ODD SEM EXAMINATION 2024**  
**5<sup>TH</sup> YEAR, 1<sup>ST</sup> SEMESTER,**  
**SESSION : 2023-2024**  
**SUBJECT: Arch/T/513 - BUILDING ECONOMICS & VALUATION**

TIME ALLOT:- 3 HOURS

FULL MARKS :- 100

**Answer any Ten (10)**

(10 X 4) = 40

- Q.1.** (a) Define the subject 'Economics'.  
(b) What is the relation between cardinal theory of Economics & Ordinal Theory of Economics ?  
(c) Why the Demand Curve is Negative in slope ?  
(d) Write the properties of IC.  
(e) What is consumers equilibrium?  
(f) What do you know about "HABU"?  
(g) Define any Four (4):-  
    1. Cost  
    2. Break Even Point  
    3. Economic Life  
    4. Market  
    5. Obsolescence  
    6. Reinstatement Value  
(h) What is theory of Substitution?  
(i) What are the factors influencing the "VALUE" of 'Land' property? "  
(j) What is GNP? What is the difference between GNP & GDP?  
(k) What is the difference between 'Special Value' and 'Sentimental Value'?  
(l) What is solatium?

**Answer any Four (4)**

(4 X 15) = 60

- Q.2.** (a) Distinguish between perfect competition and imperfect competition in the light of Real Estate. Define Variable Cost & Fixed Cost.  
(b) Define Market Value? What is the difference between Market Value and Realizable Value? What do you know about 'arm's length transaction'? What is 'Distress Value'?  
(c) Define Monopoly. Discuss the relationship between Normal Goods & Giffen Goods. Discuss the Factors of production in economical sense.  
(d) 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%.

[ Turn over

- (e) A certain leasehold property is held for a term of 99 years having 49 years still to run at a ground rent of @ Rs. 1,20,000.00 per annum, the property is sublet on full repairing lease expiring in 15 years period @ Rs. 65,000.00 per month. The present rental value is @ Rs. 75,000.00 per month. Value the interest of the lessee.
- (f) Value the freehold interest in a shop in first class location with full repairing lease granted 23 years back 12 years unexpired. The gross rental reserved is @ Rs. 25,000.00 per month. The full rental value is @ Rs. 5,00,000.00 per annum on full repairing terms and yield freehold is 7.5%
- (g) What are the Market forces that affects the Property Value? List down the essential elements of value and discuss their importance. What is straight-line method of depreciation- discuss with example.

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