

# Assignment

- ***Requirements:***

Two Reports (i) Property Market Analysis and (ii) Valuation

- ***Property Market:*** Identify the HABU and analyse the property market
- ***Subject Property Valuation:*** Retail spaces (previously occupied by For Change Cafe) around north side of Tin Alley Road (between Beaurepaire Centre and Nona Lee Sports Centre).

# Market and marketability analysis



# Subject property



# Your role

- Employed in the Research and Valuation department of a leading firm of Property Consultants and Chartered Surveyors.
- You will prepare two reports: comprising
  1. Market and marketability analysis for your determined highest and best use, and
  2. Valuation of subject property for the client. ***Please note that key summary (200 words) from your Report 1 will also form part of your Valuation report.***

You will do a 5 minutes client presentation on Valuation Report (i.e. Report (ii) above)

# Outputs

- Report 1 (for submission by **10<sup>th</sup> April, 11:59PM**) comprising:

Market and Marketability Report

- Report 2 (for submission by **22<sup>th</sup> May, 11:59PM**) comprising:

Valuation Report

- Client presentation (**15<sup>th</sup> May**)

Note: References, figures, tables, and photographs will NOT be included in word count.

## Scope and Marking guidance: Report 1 (Market and Marketability Analysis)

Following provides the marking guidance. Marking weights on different components are given in brackets. **Please note that doing “at least” or “minimum” will get you only two-third of the mark.** Please note that while data collection and reporting is important, substantial emphasis is on **data analysis**.

- **Follow six steps of market and marketability analysis to structure your report**
- **Analysis of demand and supply factors that have an impact on the property market (with focus on asset class identified through highest and best use analysis) (30%)**
  - Further break up of marking weight
    - Range of demand and supply factors included (at least 3) and their description (10%)
    - Analysis of factors – time series/trend (at least 3 years) (10%)
    - Originality, clarity and appropriateness of tables and figures included (10%)
- **Detailed analysis of the market area within which property use competes (market analysis) and for the specific property (marketability analysis) (60%)**
  - Further break up of marking weight
    - Range of property market variables such as rent, values, vacancies, new supply, mix of properties etc. (10%)
    - Analysis of property market variables – time series/trend (30%)
    - Analysis of zoning and planning regulation for the area where the property is located (10%)
    - Originality, clarity and appropriateness of tables and figures included (10%)
- Full references and bibliography in APA format (10%)