

## European Convergence in Property Valuation



Filesize: 3.25 MB

### **Reviews**

*Extremely helpful for all class of people. It is probably the most incredible ebook i actually have go through. I discovered this publication from my dad and i recommended this ebook to discover.*

**(Victoria Hickie PhD)**

## EUROPEAN CONVERGENCE IN PROPERTY VALUATION

[DOWNLOAD](#)

To read **European Convergence in Property Valuation** eBook, remember to access the web link beneath and save the document or have accessibility to additional information that are related to EUROPEAN CONVERGENCE IN PROPERTY VALUATION ebook.

Diplom.De Mai 2004, 2004. Taschenbuch. Book Condition: Neu. 210x148x9 mm. This item is printed on demand - Print on Demand Titel. Neuware - Master's Thesis from the year 2003 in the subject Business economics - Miscellaneous, grade: 1,0, Kingston University London (unbekannt), language: English, abstract: Inhaltsangabe:Abstract: The dissertation analyses whether or not and to what extent the managers of German open-ended property funds see a necessity for amendments to the current German property valuation standards in the context of an increasing demand for European convergence in valuation practice. A critical review of the literature is structured in two chapters: (1) European valuation convergence; and (2) legal background and valuation standards in Germany in a European context. Three main drivers for European convergence have been identified, namely international investment, International Accounting Standards (IAS) and the new Basel Capital Accord. The main standard setting organisations with a European scope are the IVSC, TEGoVA and RICS. German standards are highly regulated by law (BauGB, KAGG, WertV, WertR). However, the relevant valuation basis in Germany mainly complies with its international counterpart. Three methods are outlined in the German standards (WertV), but additional approaches are allowed according to the guidelines (WertR). Systematic differences could be identified between the German investment method and relevant international approaches. The main German specialities in this regard are separation of value for land and building, consideration of only one income (sustainable long-term rent) and arriving at gross values. The Cost Approach is meaningless for the valuation of open-ended funds. Alternative international approaches are Term & Reversion, Layer, Equivalent Yield and DCF. 13 rating scale and 9 open-ended questions were extracted from the above headings and were assessed by 8 managers of open-ended property funds. Further in depth information could be gathered by semi-structured and unstructured interviews with 5 of these...

[Read European Convergence in Property Valuation Online](#)[Download PDF European Convergence in Property Valuation](#)

## You May Also Like



**[PDF] Shadows Bright as Glass: The Remarkable Story of One Man's Journey from Brain Trauma to Artistic Triumph**

Access the hyperlink under to read "Shadows Bright as Glass: The Remarkable Story of One Man's Journey from Brain Trauma to Artistic Triumph" PDF file.

[Download Document »](#)



**[PDF] Hitler's Exiles: Personal Stories of the Flight from Nazi Germany to America**

Access the hyperlink under to read "Hitler's Exiles: Personal Stories of the Flight from Nazi Germany to America" PDF file.

[Download Document »](#)



**[PDF] Edge] the collection stacks of children's literature: Chunhyang Qiuyun 1.2 --- Children's Literature 2004(Chinese Edition)**

Access the hyperlink under to read "Edge] the collection stacks of children's literature: Chunhyang Qiuyun 1.2 --- Children's Literature 2004(Chinese Edition)" PDF file.

[Download Document »](#)



**[PDF] My Big Book of Bible Heroes for Kids: Stories of 50 Weird, Wild, Wonderful People from God's Word**

Access the hyperlink under to read "My Big Book of Bible Heroes for Kids: Stories of 50 Weird, Wild, Wonderful People from God's Word" PDF file.

[Download Document »](#)



**[PDF] hc] not to hurt the child's eyes the green read: big fairy 2 [New Genuine(Chinese Edition)**

Access the hyperlink under to read "hc] not to hurt the child's eyes the green read: big fairy 2 [New Genuine(Chinese Edition)" PDF file.

[Download Document »](#)



**[PDF] Six Steps to Inclusive Preschool Curriculum: A UDL-Based Framework for Children's School Success**

Access the hyperlink under to read "Six Steps to Inclusive Preschool Curriculum: A UDL-Based Framework for Children's School Success" PDF file.

[Download Document »](#)