

The Income Approach to Property Valuation

Andrew Baum, David Mackmin &
Nick Nunnington

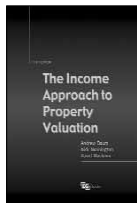
EG Books

published: 31.08.2006

isbn: 0728204649

product code: 10143

£35.00



This edition has been fully reviewed and re-worked and has taken account of changes in legal principles relating to commercial and residential property. Additional spreadsheet examples have been included as the authors believe the construction of spreadsheets is a perfect way to come to terms with the underlying investment concepts as they are applied by valuation surveyors.

The first edition of this highly successful text was published in 1979 since when it has remained a best seller. It was the first critical appraisal in book form of property investment valuation and analysis as practiced in the UK. In the intervening years many of the alternate approaches outlined at that time have become part of today's valuation practice. The advances made in PCs and associated valuation software have made it much easier for the profession to cope with issues such as: adjustments for acquisition costs, quarterly and monthly in advance rental payments, over-rented properties, true equivalent yields, internal rates of return, sensitivity analysis, growth-explicit DCF valuations and worth calculations.

This edition also reviews the use of the dual rate approach to leasehold valuations and with sound reasoning rejects it as a market valuation technique.

This fully comprehensive work also includes a model valuation report and a valuation checklist.

Restructuring company finances - a flotation - demerger - management buyout - matrimonial proceedings - estate planning - share option

schemes - all these are instances of the need to value private company shares. This book simplifies the underlying principles, presents the broad techniques and points to the tax consequences. Many worked examples are included plus special chapters on intangible property and transfer pricing.

Tolleys Share and Business Valuation Handbook

Lexis Nexis

published: 01.11.2005

isbn: 0754502597

product code: 7146

£65.95

Meets new demands by examining the latest techniques in the marketplace.

Real Estate Appraisal

Sarah Sayce, Judy Smith & Richard Cooper

Blackwell Publishing

published: 31.05.06

isbn: 140510001X

product code: 9936

£29.99



The education of the real estate professional is changing and aligning itself more closely with the world of business. This book takes a new approach to property appraisal by exploring the pricing mechanism in this changing context.

It:

- ▶ Develops the notion of the pricing mechanism in relation to property covers practical issues of comparison and the real problems in applying valuation theory
- ▶ Explores calculations - including social and environmental worth, ignored in other texts

As real estate professionals now advise both on strategic and operational aspects of built assets, they must take into account practices of other investment markets and see investors as competitors to owner-occupiers. Both owner-occupiers and investors have to assess accurately how their buildings perform but also be aware of wider sustainability issues, and social and environmental responsibilities.

Real Estate Appraisal: From Value to Worth meets these new demands by examining the latest techniques of the marketplace; developing an understanding of both market appraisal and worth; and highlighting the emerging role of sustainability as a driver for decision-making in real estate.

Written by a group of highly experienced lecturers and professionals at the cutting edge of investment practice, the book has an accessible style and authoritative coverage, for both practitioners and students facing changes in established ways of working.

Rating Valuation Principles and Practice

Patrick Bond & Peter Brown

EG Books

publishing: 28.02.06

isbn: 0728204924

product code: 9433

£32.00

The second edition of this comprehensive textbook is intended for both practitioners and students. It covers the changes in rating law, valuation and how the principles apply in practice. Throughout the book there

are many examples illustrating valuation methods for the different types of property a practitioner is likely to deal with.

Updates will include:

- ▶ Chapter on Exemptions and Reliefs to reflect the recent/forthcoming changes in legislation.
- ▶ Chapter on Council Tax to reflect recent/forthcoming changes in legislation and the proposals for a revaluation of CT in England and Wales in 2006/2007.
- ▶ Chapter on Practice and procedure (appeals regulations, transition etc.)
- ▶ New section on the Rating of Utilities.
- ▶ New examples on rental analysis and valuation.
- ▶ Complete updating of the book to ensure it is current and has regards to changes in approach, values etc. for 2005.
- ▶ Inclusion of even more summaries and key features at the end of each chapter.



Valuations For Financial Reporting

Chris Thorne

College of Estate Management

isbn: 1904388469

product code: 9212

£61.50 plus vat

Written by RICS member Chris Thorne, this CPD Study Pack from the College of Estate Management explains the different valuation provisions of both International and United Kingdom accounting standards, and examines the associated requirements in the International Valuation Standards and the RICS Red Book.

It also examines the specific requirements of regulatory authorities in the UK for valuations in takeover and merger situations, for inclusion in listing particulars and for regular valuations of property unit trusts and pension schemes. It is supplied with an audio CD that gives a general overview of the RICS Red Book. This study pack satisfies up to 7 hours CPD.

Real Estate Investment Trusts

Rachel Booth

Globe Business Publishing

published: 01.08.06

isbn: 0954870670

product code: 10282

£115.00

Each chapter sets out the **rules** and **regulations** governing **REITs**.

This major new work will provide an invaluable guide for anyone dealing with cross-border real estate investment to the local application of REITs in all major REIT jurisdictions and how they differ from other property funds. *Real Estate Investment Trusts: A Global Analysis*, covers REITs and significant property funds in 12 jurisdictions.

Written by specialists in this field, each chapter sets out the rules and regulations governing REITs, their tax treatment and how they contrast with other property funds in the jurisdiction. Each chapter adopts the same format for ease of reference, covering key concepts such as tax, investor limitations, distribution requirements, gearing, conversion charge, treatment of offshore investors and related issues.

Europe Real Estate Yearbook 2006

Marinus Dijkman & Andreas Schiller

Europe Real Estate Publishers B V

published: 31.03.06

isbn: 9077997032

product code: 9424

£47.50

For the third year in a row the yearbook *Europe Real Estate* will be published. Once again the book is aimed to increase the level of transparency in the market through detailed analyses of European property funds, round table discussions and in-depth interviews.

The Yearbook offers a unique look into the world's premier league in real estate and includes project description, photo(s) and information about program, developer, investors, owner, architect, investment and real estate advisor.



A **unique** look into the worlds **premier league** in real estate.

Europe Real Estate is published in cooperation with major organisations, like: RICS, EPRA, IPD, GPR, INREV, AFIRE, ULI, CoreNet, NAREIT and CRE.

Also available in Hardback (product code: 9423) priced £59.00

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How To Avoid Property Tax

Carl Bayley

Taxcafe UK

published: 01.04.06

isbn: 1904608396

product code: 10060

£24.95

How to Avoid Property Tax - now in it's 7th edition - is packed with invaluable tax planning advice, useful strategies and general tax saving tips which cannot be found in any other publication. Learn how you could be paying far less income and capital gains tax on all your property assets and investments.

It is completely updated for the current tax year, written in plain English so it's accessible to both the novice and the professional, and is supported with a large number of clear, concise examples throughout.

The guide explains:

- ▶ How landlords can rent out their property and avoid CGT completely.
- ▶ How to escape capital gains tax even if a property is not your main residence
- ▶ Details of how you could have a full 13 years of capital growth, tax free
- ▶ How it is actually possible to avoid capital gains tax by selling one property while purchasing another
- ▶ How to get the full potential from your Principle Private Residence - Exemption
- ▶ How couples can save a staggering £8,000 extra in income tax alone each year
- ▶ How to claim expenses for motoring, travel, research, home office and many more
- ▶ The differences between unfurnished and furnished property letting
- ▶ How those developing or renovating property can cut thousands off their tax bill.
- ▶ How any children you have could help you pay substantially less tax
- ▶ How best to escape capital gains tax by emigration
- ▶ The tax drawbacks and advantages of partnerships
- ▶ How commercial property investors enjoy unbelievable tax benefits
- ▶ How to save thousands in tax by re-mortgaging – and avoid any nasty surprises
- ▶ How to benefit from an added £4,250 in tax-free rental income every year
- ▶ How to minimise your stamp duty bill
- ▶ How to minimise your inheritance tax bill
- ▶ How to pay the least possible amounts of national insurance and VAT
- ▶ Learn tax planning for yourself, and save even more in costly consultancy fees

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Valuation of Commercial Property for Secured Lending

College of Estate Management

isbn: 1904388418

product code: 9145

£37.00 plus vat

This study pack summarises the requirements of the RICS Appraisal and Valuation Standards (the 'Red Book') 5th Edition concerning the valuation of commercial property for secured lending.

It sets out the context and requirements on the valuer, and gives an insight to the key requirements of the lender, insofar as valuation advice is concerned. It also summarises different valuation methodology and their application. Satisfies up to 4 hours CPD.

The Surveyors Expert Witness Handbook: Valuation

Martin Farr

EG Books

published: 30.11.05

isbn: 0728204630

product code: 9185

£34.00



Provides expert evidence on valuations of commercial property.

This book provides expert evidence on valuations of commercial properties - including civil actions, rent review arbitrations, lands tribunal cases and rating appeals.

The object of this book is to provide the commercial property valuer with a general introduction to providing expert evidence in a litigation context, the rules, requirements and the pitfalls for the unwary. Particular trouble has been taken to emphasise the need for quality evidence based on relevant experience which is objective, unbiased, independent, and of sufficient quality to resist challenges before the courts, tribunals and arbitrators.

This handbook will help the practitioner to start off on the right course and be forewarned of the issues which he or she is likely to face. As always, there is no substitute for practical experience, but it is hoped that as a result of this handbook greater professional awareness and interest will be generated leading to higher standards of valuation expert evidence in all commercial property fields.

Statutory Valuations

Andrew Baum & Gary Sams

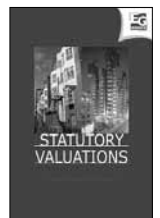
EG Books

published: 30.01.05

isbn: 072820455X

product code: 8269

£35.00



Statutory Valuations is a leading UK text dealing with the impact of legislation and case law upon property valuation. This edition incorporates the impact of the changes in property law in the 1990s, including the effects of leasehold enfranchisement of flats as a result of the 1993 Leasehold Reform, Housing and Urban Development Act and other changes up to and including the 1996 Housing Act.

The book provides a comprehensive analysis of the law and valuation, recommends approaches to valuation problems and presents clear and concise interpretations of the legal framework behind these approaches. It includes worked examples of valuations with tables of cases and statutes designed for both practitioners and students.

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