

Assignment Feedback Form

Name:	Wong Ying Ching
Module:	D49IM International Property Market Analysis
Assignment:	London Offices
Contribution to Overall Marks:	25%

Comments:

This is a very well written report. Good use of graphs and tables to convey information. Good detail on each of the London office submarkets is provided. Good also to consider threats and opportunities.

You should also consider when to invest – provide a time period to start investing, and how much to invest in each submarket. Also consider if other assets would be better for a given holding period.

Mark: B

Examiner: Michael White

Date: October 2009

Assignment Feedback Form

Name:	Wong Pui Lee
Module:	D49IM International Property Market Analysis
Assignment:	London Offices
Contribution to Overall Marks:	25%

Comments:

Good report that identified key issues in London office markets. Good use of graphs for each of the office submarkets.

You should state how you would divide the funds between the submarkets rather than saying you will invest the funds in the markets. Your investor client would want a more detailed breakdown of which submarket should receive the most investment.

You should also consider whether other assets might be better for risk/return combinations.

Mark: B

Examiner: Michael White

Date: October 2009

Assignment Feedback Form

Name:	Lim Boon Seong
Module:	D49IM International Property Market Analysis
Assignment:	London Offices
Contribution to Overall Marks:	25%

Comments:

Your report has identified some key issues facing investors.

Good to use graphs but you could have used more of them to show what has happened in each of the submarkets. Good to have identified how much you would allocate to each submarket. However if you intend to vary the weighting over each of the years in each submarket you should consider the transactions costs that you might encounter as this will affect your overall return. You should also consider the practicalities of being able to change investment assets that are commercial buildings that have a high unit value over such a short time period.

Also consider other assets.

Mark: B

Examiner: Michael White

Date: October 2009

Assignment Feedback Form

Name:	Leong Peck Chew
Module:	D49IM International Property Market Analysis
Assignment:	London Offices
Contribution to Overall Marks:	25%

Comments:

The structure of your report is quite unusual. You state your intended investment allocation but never really make an effective justification for the allocation. You include a section on the US economy but how is this relevant?

There is a substantial body of material after the references that should be included and discussed in the text. This is really not what a report should look like.

In your investment allocation, if you intend to vary the weighting over each of the years in each submarket you should consider the transactions costs that you might encounter as this will affect your overall return. You should also consider the practicalities of being able to change investment assets that are commercial buildings that have a high unit value over such a short time period.

Consider other asset classes – you might decide not to invest in real estate at all.

Mark: D

Examiner: Michael White

Date: October 2009

Assignment Feedback Form

Name:	Kwok Wai Chuan
Module:	D49IM International Property Market Analysis
Assignment:	London Offices
Contribution to Overall Marks:	25%

Comments:

This is an interesting report. You have clearly identified the weighting for each office submarket.

You should probably reduce the size of appendices and much of the material is directly relevant and should be included within the body of the text. Some more detail on the differences in occupier mix across the submarkets would also be relevant.

What about other asset classes?

Mark: B

Examiner: Michael White

Date: October 2009

Assignment Feedback Form

Name:	Goh Teck Sye Gerald
Module:	D49IM International Property Market Analysis
Assignment:	London Offices
Contribution to Overall Marks:	25%

Comments:

An interesting report. Good to identify weightings in each submarket.

You need to explain where the remaining £4bn would be allocated – to which other assets, if you only invest £1bn in real estate? Given the cost of direct investment £1bn may also limit choices.

While you identify how much to allocate to each submarket you need to make a much more effective case for your choice of investment weighting.

Mark: C

Examiner: Michael White

Date: October 2009