

FIG CONSIGLIO NAZIONALE GEOMETRI

# Appraisal of land and building rates

Antonio Benvenuti  
ITALIA

FIG Working Week 2007

1

FIG CONSIGLIO NAZIONALE GEOMETRI

## Band of investment

$$i = c \cdot i_T + (1-c) \cdot i_F$$

2

FIG CONSIGLIO NAZIONALE GEOMETRI

3

FIG CONSIGLIO NAZIONALE GEOMETRI

$$\begin{cases} c_1 \cdot i_T + (1-c_1) \cdot i_F = i_1 \\ c_2 \cdot i_T + (1-c_2) \cdot i_F = i_2 \\ \dots \\ c_n \cdot i_T + (1-c_n) \cdot i_F = i_n \end{cases}$$

Data and results of the analysis of the sample of properties

Data and result	Average	Standard deviation
Number of data	15	-
Rentable area of apartments (m <sup>2</sup> )	100.47	19.77
Market price of apartments (€)	167,400.00	30,558.61
Unit price of apartments (€/m <sup>2</sup> )	1,666.22	-
Unit price of rentable area (€/m <sup>2</sup> )	146.55	-
Lease (€/year)	8,966.01	369.78
Unit price of lease (€/m <sup>2</sup> ·year)	92.29	16.71
Land-to-value ratio	0.1631	0.0117
Building-to-value ratio	0.8369	0.0117
Capitalization rate	0.0531	0.0039
Land rate	0.0174	-
Building rate	0.0600	-

4

FIG CONSIGLIO NAZIONALE GEOMETRI

Figure 1 - Interval between rates from the suburbs towards the city (constant capitalization rate)

0.1631 0.2631 0.3631 0.4631 0.5631 c

Figure 2 - Interval between rates from the suburbs towards the city (increasing capitalization rate)

0.1631 0.2631 0.3631 0.4631 0.5631 c

Figure 3 - Interval between rates from the suburbs towards the city (decreasing capitalization rate)

0.1631 0.2631 0.3631 0.4631 0.5631 c

5

FIG CONSIGLIO NAZIONALE GEOMETRI

PRESSO MINISTERO DELLA GIUSTIZIA

..thanks you for your attention !

Contacts

Antonio Benvenuti  
Consiglio Nazionale Geometri  
Via Barberini 68 - 00187 ROMA  
Tel. 0039064203161  
[presidenza@cng.it](mailto:presidenza@cng.it)  
[www.cng.it](http://www.cng.it)

6