

مجلس الخدمة المدنية
دائرة المباريات

مباراة للتعيين وللتعاقد في بعض المراكز الشاغرة لدى المؤسسة العامة للإسكان

المدة: 40 دقيقة
نموذج: (1)

مسابقة عملية في Word + Excel
لوظيفة: محاسب

WORD

- حوّل النص الذي أمامك على الشاشة الى الشكل الذي على الورقة.
- أضف كل ما يجب اضافته واحذف كل ما يجب حذفه
- حجم الصفحة: A4
- مقاييس هامش الصفحة:

Top: 1.5 cm
Left: 1.25 cm

Bottom: 1.5 cm
Right: 1.25 cm

- العنوان: 17 , Arial
- النص: 12 , Tahoma
- العناوين الرئيسية: 15 , Arial

بيروت، في ٢٥/٤/٢٠١٧

اللجنة الفاحصة

LEBANON'S REAL ESTATE SECTOR: CURRENT STATUS AND FUTURE TRENDS

prg.1. Introduction

- ✓ The real **estate sector** has been always a major pillar¹ of Lebanon's economy, in the past, in current time, and in the future.
- ✓ Over the past years, the real estate market has been witnessing relatively stable conditions, with small ups and downs, from year to year, especially since 2010.
- ✓ In recent years, the real estate sector has continued to experience a slow activity, mainly fueled by a curbed demand and supply, with prices of real estate remaining relatively sticky.
- ✓ Given the currently uncertain political and economic conditions in Lebanon, in addition to the political and economic turmoil in the region, the domestic and foreign demand (especially from the Lebanese diaspora and Gulf citizens) for real estate will continue to be weak in the short and intermediate terms.



Figure 1: Construction

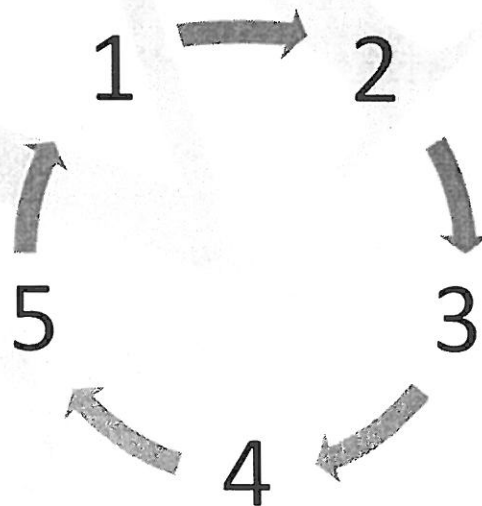


Figure 2: Chart

prg.2. Development of Real Estate Registration Fees, and Taxes on Property, (USD, million)

	Year	Registration Fees	Taxes on Property	
	2011	560	759	
	2012	577	791	
	2013	562	797	
	2014	574	826	

Figure 3: 2016: own estimate

prg.3. Market Demand

The real estate demand has relatively recovered in 2016 relative to 2015, but remains lower than its annual average during the period 2010-2015. However, it remains higher than the levels recorded prior to 2010.

In 2016, the number of property sales increased on annual basis by 1.4% to reach 64,248 transactions, relative to 63,386 transactions in 2015. In amount, the property sales grew from nearly USD 8 billion in 2015 to USD 8.4 billion in 2016, an annual increase of 4.9%. In this sense, the demand for real estate was enhanced between 2015 and 2016, as indicated by the relatively growing property sales.

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Table 1 : Coût fixe camion
Truck fixed cost (\$)

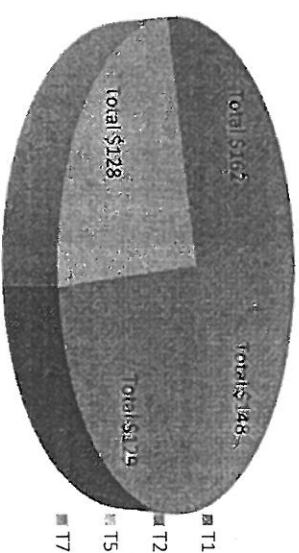
Type /group	A	B	C
Ampli roll	10	8	7
Benne	15	12	9
Fourgon	20	17	13
Plateau	18	14	11

Table 2 : Coût/transport
cost/transport

Poids a transporter Weight to carry	Coût d'un Kg Cost of kg
>=0 & <100	1.3
>=100 & <250	1.2
>=250 & <500	1
>=500	0.7

N° Transport	Type Camion Truck Type	Group	Poids Weight	Coût fixe Fixed Cost	Coût d'un Kg Cost of kg (\$)	Total	Escompte Discount	Net
T1	Ampli roll	A	115	\$10.00	\$1.20	\$148	\$14.80	\$133.20
T2	Benne	B	90	\$12.00	\$1.30	\$129	\$12.90	\$116.10
T3	Plateau	B	780	\$14.00	\$0.70	\$560	\$28.00	\$532.00
T4	Fourgon	A	255	\$20.00	\$1.00	\$275	\$27.50	\$247.50
T5	Ampli roll	B	100	\$8.00	\$1.20	\$128	\$6.40	\$121.60
T6	Benne	C	290	\$9.00	\$1.00	\$299	\$29.90	\$269.10
T7	Plateau	A	120	\$18.00	\$1.20	\$162	\$16.20	\$145.80
T8	Fourgon	B	580	\$17.00	\$0.70	\$423	\$21.15	\$401.85
T9	Ampli roll	C	700	\$7.00	\$0.70	\$497	\$24.85	\$472.15
T10	Fourgon	C	60	\$13.00	\$1.30	\$91	\$4.55	\$86.45
T11	Benne	A	300	\$15.00	\$1.00	\$315	\$31.50	\$283.50
T12	Benne	B	170	\$12.00	\$1.20	\$216	\$21.60	\$194.40
Somme suivant la question 4 Sum following the question 4						\$1,107.00		

- 1- Utiliser les 2 fonctions Index et match pour retirer le Coût fixe de la table 1.
 - 2- Utiliser la fonction, If pour retirer le Coût d'un Kg de la table 2.
 - 3- Calculer le total, l'escompte et le Net : sachant que l'escompte sera 10% pour tous les groupes A ou pour le type Benne et 5% pour les autres.
 - 4- Calculer la somme des totaux des types Ampli roll de groupe A avec tous les types Benne.
 - 5- Utiliser conditional formatting pour que les totaux plus grands que la moyenne de tous les autres totaux doivent être soulignés et bold.
 - 6- Ajouter le graphe ci-dessous.
- 1- Use the 2 functions Index and Match to retrieve the Fixed Cost of the Table 1.
 - 2- Use the If function to retrieve the Cost of a Kg of the Table 2.
 - 3- Calculate the total, the discount and the Net, knowing that the discount will be 10% for all A groups or for the type Benne, and 5% for the others.
 - 4- Calculate the sum of the totals of the Ampli roll types of group A with all the types Benne.
 - 5- Use conditional formatting so that the totals greater than the average of all other totals must be underlined and bold.
 - 6- Add the graph below.



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بيروت، في ٢٥/٤/٢٠١٧

اللجنة الفاحصة

Lebanon's Real Estate Sector: Current Status and Future Trends

Iv11.I. Introduction

The **real estate** sector has Lebanon's economy, in the past, in

been always a major ~~pillar~~ of current time, and in the future.

Over the past years, the real witnessing relatively stable and downs, from year to year,

estate market has been conditions, with small ups especially since 2010.

In recent years, the real estate experience a slow activity, mainly fueled by supply, with prices of real estate

sector has continued to a curbed demand and remaining relatively sticky.

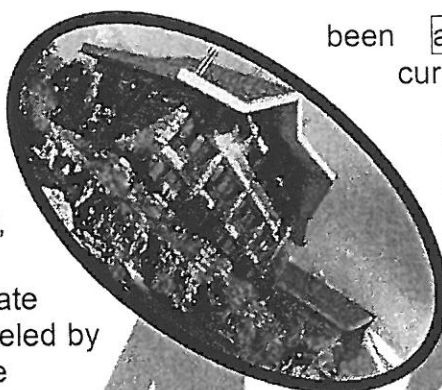


Figure 1: Construction

Iv11.II. Development of Real Estate Registration Fees and Taxes on Property

Year	Registration Fees							Taxes on Property
2012	577							791
2013	562							797
2014	574							826

Table 1: 2016: own estimate.

Iv11.III. Market Demand

The real estate demand has relatively recovered in 2016 relative to 2015, but remains lower than its annual average during the period 2010-2015. However, it remains higher than the levels recorded prior to 2010.

1 In 2016, the
2 number of property sales
3 increased on annual
4 basis by 1.4% to reach
5 64,248 transactions,
6 relative to 63,386

7 transactions in 2015. In
8 amount, the property
9 sales grew from nearly
10 USD 8 billion in 2015 to
11 USD 8.4 billion in 2016,
12 an annual increase of

13 4.9%. In this sense, the
14 demand for real estate
15 was enhanced between
16 2015 and 2016, as
17 indicated by the relatively
18 growing property sales.

Ivl1.IV. Market Supply

Following the trends recorded on the demand side in the real estate sector since 2011, the construction permits, as the major indicator of future market supply, experienced a drop from 16,465 million square meters in 2011 to 12.2 million square meters in 2016. Between 2015 and 2016, construction permits decreased by a moderate 0.9%. However, in number, construction permits improved by nearly 14.5% between 2015 and 2016.

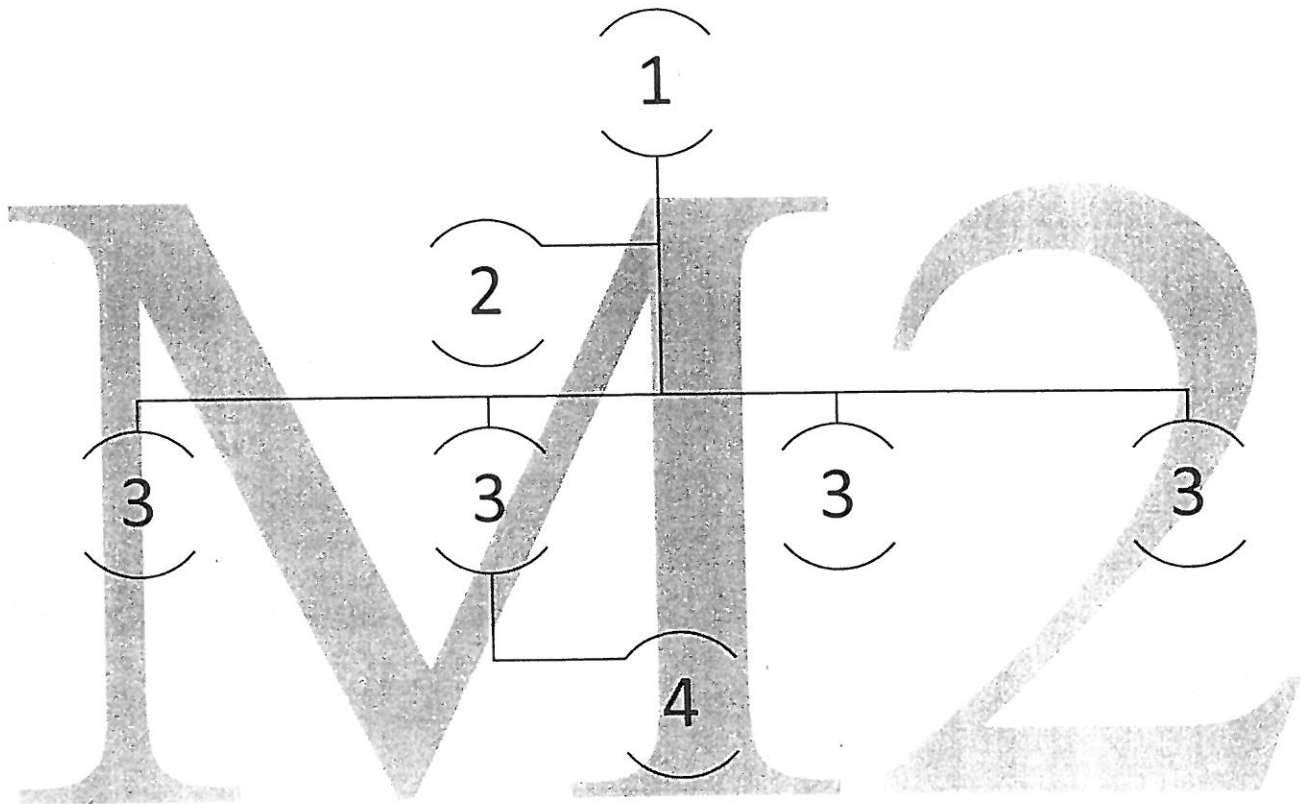


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Table 1 : Coût fixe camion
Truck fixed cost (€)

Type /group	A	B	C
Ampli roll	10	8	7
Benne	15	12	9
Fourgon	20	17	13
Plateau	18	14	11

Table 2 : Coût/transport
cost/transport

Poids à transporter Weight to carry	Coût d'un Kg Cost of kg
>=0 & <100	1.3
>=100 & <250	1.2
>=250 & <500	1
>=500	0.7

N° Transport	Type Camion Truck Type	Group	Poids Weight	Coût fixe Fixed Cost	Coût d'un Kg Cost of kg (€)	Total	Escpmte Discount	Net
T1	Ampli roll	A	115	10 €	1.20 €	148.00 €	7.40 €	140.60 €
T2	Benne	B	90	12 €	1.30 €	129.00 €	9.03 €	119.97 €
T3	Plateau	B	780	14 €	0.70 €	560.00 €	11.20 €	548.80 €
T4	Fourgon	A	255	20 €	1.00 €	275.00 €	5.50 €	269.50 €
T5	Ampli roll	B	100	8 €	1.20 €	128.00 €	2.56 €	125.44 €
T6	Benne	C	290	9 €	1.00 €	299.00 €	5.98 €	293.02 €
T7	Plateau	A	120	18 €	1.20 €	162.00 €	3.24 €	158.76 €
T8	Fourgon	B	580	17 €	0.70 €	423.00 €	8.46 €	414.54 €
T9	Ampli roll	C	700	7 €	0.70 €	497.00 €	9.94 €	487.06 €
T10	Fourgon	C	60	13 €	1.30 €	91.00 €	1.82 €	89.18 €
T11	Benne	A	300	15 €	1.00 €	315.00 €	6.30 €	308.70 €
T12	Benne	B	170	12 €	1.20 €	216.00 €	4.32 €	211.68 €

Moyenne suivant la question 4
Average following the question 4

269.67 €

- 1- Utiliser les 2 fonctions **vlookup** et **if** pour retirer le Coût fixe de la table 1.
- 2- Utiliser la fonction **if** pour retirer le Coût d'un Kg de la table 2.
- 3- Calculer le **total**, l'**escompte** et le **Net** sachant que l'escompte sera 5% pour les types **Ampli roll** de groupe A, 7% pour les types **Benne** de groupe B et 2% pour les autres.
- 4- Calculer la **moyenne** des totaux de type **Plateau** de groupe A avec tous les groupes B.
- 5- Utiliser le **subtotal** pour présenter le tableau de totaux ci-dessous.
- 6- Ajouter le **graphe** ci-dessous.

- 1- Use the 2 functions **vlookup** and **if** to retrieve the Fixed Cost of the table 1.
- 2- Use the **if** function to retrieve the Cost of a Kg of the table 2.
- 3- Calculate the **total**, the **discount** and the **Net** knowing that the discount will be 5% for the Group A of type **Ampli roll**, 7% for the Group B of type **Benne**, and 2% for the others.
- 4- Calculate the **average** of the totals of the type **Plateau** of group A with all the groups B.
- 5- Use the **subtotal** to present the table of totals below.
- 6- Add the **graph** below.

N° Transport	Type Camion Truck Type	Group	Poids Weight	Coût fixe Truck fixed	Coût d'un Kg Cost of kg (€)	Total	Escpmte Discount	Net
	Grand Total					3,243.00 €		
	Ampli roll Total					773.00 €		
T1	Ampli roll	A	115	10	1.20 €	148.00 €	2.96 €	145.04 €
T5	Ampli roll	B	100	8	1.20 €	128.00 €	2.56 €	125.44 €
T9	Ampli roll	C	700	7	0.70 €	497.00 €	9.94 €	487.06 €
	Benne Total					959.00 €		
T11	Benne	A	300	15	1.00 €	315.00 €	6.30 €	308.70 €
T2	Benne	B	90	12	1.30 €	129.00 €	2.58 €	126.42 €
T12	Benne	B	170	12	1.20 €	216.00 €	4.32 €	211.68 €
T6	Benne	C	290	9	1.00 €	299.00 €	5.98 €	293.02 €
	Fourgon Total					789.00 €		
T4	Fourgon	A	255	20	1.00 €	275.00 €	5.50 €	269.50 €
T8	Fourgon	B	580	17	0.70 €	423.00 €	29.61 €	393.39 €
T10	Fourgon	C	60	13	1.30 €	91.00 €	1.82 €	89.18 €
	Plateau Total					722.00 €		

