

UoR MSc in Real Estate

Assessment, progression and award regulations

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1. Guidance notes	Guidance notes will be issued to all candidates prior to examinations and shall form part of these regulations.																																			
2. Read in conjunction	These regulations should be read in conjunction with the Student Handbook.																																			
3. Ultimate authority / right to vary	Assessment will be in accordance with the statutes and ordinances of the University of Reading (UoR).																																			
4. Assessment consists of	<p>Assessment</p> <p>The assessment for the University of Reading distance-taught MSc in Real Estate consists of the following elements:</p> <ul style="list-style-type: none"> a. two assessed assignments for each module in semesters 1-4; b. one 2.5-hour unseen written examination paper for each module in semesters 1 and 4; c. one 3-hour unseen written examination paper for each module in semesters 2 and 3; d. a dissertation at Part 3. <p>Refer to section 15 for the assessment of resits.</p>																																			
5. Assessment table	<p>You will be assessed in each module through a combination of written examination papers and/or assessed coursework. In semesters 1-4, assignment work counts for 50% of the marks in each module.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Part 1</u></th> <th style="text-align: left;"><u>Assessment</u></th> <th style="text-align: left;"><u>Weighting</u></th> <th style="text-align: left;"><u>Module Credits</u></th> <th style="text-align: left;"><u>FHEQ level</u></th> </tr> </thead> <tbody> <tr> <td colspan="5"><u>Semester 1</u></td> </tr> <tr> <td>Economics</td> <td>2 assignments 1 examination</td> <td>25% each 50%</td> <td>15 (2012/13 onward)</td> <td>6</td> </tr> <tr> <td>Valuation</td> <td>2 assignments 1 examination</td> <td>25% each 50%</td> <td>15 (2012/13 onward)</td> <td>6</td> </tr> <tr> <td colspan="5"><u>Semester 2</u></td> </tr> <tr> <td>Real Estate Economics</td> <td>2 assignments 1 examination</td> <td>25% each 50%</td> <td>20</td> <td>7</td> </tr> <tr> <td>Development Appraisal and Funding</td> <td>2 assignments 1 examination</td> <td>25% each 50%</td> <td>20</td> <td>7</td> </tr> </tbody> </table>	<u>Part 1</u>	<u>Assessment</u>	<u>Weighting</u>	<u>Module Credits</u>	<u>FHEQ level</u>	<u>Semester 1</u>					Economics	2 assignments 1 examination	25% each 50%	15 (2012/13 onward)	6	Valuation	2 assignments 1 examination	25% each 50%	15 (2012/13 onward)	6	<u>Semester 2</u>					Real Estate Economics	2 assignments 1 examination	25% each 50%	20	7	Development Appraisal and Funding	2 assignments 1 examination	25% each 50%	20	7
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	<u>Part 2</u>				
	<u>Semester 3</u>				
	Finance and Investment	2 assignments 1 examination	25% each 50%	20	7
	Research Methods	2 assignments 1 examination	25% each 50%	20	7
	<u>Semester 4</u>				
	Two from:				
	Portfolio Analysis	2 assignments 1 examination	25% each 50%	15 (2012/13 onward)	7
	Corporate Real Estate	2 assignments 1 examination	25% each 50%	15 (2012/13 onward)	7
	Economics of Sustainability	2 assignments 1 examination	25% each 50%	15 (2012/13 onward)	7
	Marketing	2 assignments 1 examination	25% each 50%	15 (2012/13 onward)	7
<u>Part 3</u>					
<u>Semester 5</u>					
Dissertation	Report	100%	40	7	
Refer to section 15 for the assessment of resits.					
6. Mark classification	Assessment classifications are as follows:				
	<u>Mark</u>	<u>Interpretation</u>			
	70-100%	Distinction			
	60-69%	Merit			
	50-59%	Pass			

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13. Discretion	The Results Board has the discretion to vary the above standards. This is only in exceptional circumstances; only with prior agreement of the External Examiners and only if the variation is in the interest of a student. All assessment marks are provisional and may be subject to moderation prior to confirmation by the Results Board.
14. QA approval	Final results are recommended to the University of Reading Classification Boards and are given final approval by the Senate of the University of Reading. Final results are also submitted to the UCEM Academic Board
15. Progression	Progression (in case of failure) If you receive a mark below the component threshold on an assignment, a mark below 40 for any modules, or if you receive a mark below 50 for modules beyond your Credit allowance (referred to in regulation 7) you will be deemed to have failed. In event of failure at the attempt you have potentially two further attempts to complete the module successfully (see section 18). i. Resit: the reassessment of one or more components of assessment that are below the pass mark following the release of the results at the end of the module. There is no resit fee. In the event of failure to pass the module at the resit students will be required to retake. ii. Retake: undertaking the module again at the next available opportunity, normally one year later. You must also pay a retake fee of approximately half the original module fee. If you do not sit the retake examination at the first available opportunity, a full module fee will be payable.
16. Mitigating Circumstances	Students with validated mitigating circumstances who are deemed not to have sat, are permitted to take the next sitting of the module as the same attempt. There will be consideration at the Module Board as to which is the most appropriate, the resit or the next full delivery of the module. If the Module Board deems it not appropriate for the next attempt to be the resit, the resit will not be counted as an attempt. In circumstances where component marks are above the pass mark you will normally be allowed to carry forward the component marks from the mitigated attempt. You will also need to pay a retake fee of approximately half the original module fee. If you do not sit the postponed examination at the first available opportunity, normally one year later, a full module fee will be payable.

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17. Compensate	For the full MSc Programme and the intermediate award of Postgraduate Diploma, a maximum of 55 credits at below threshold standard can be compensated by pass standards in the other credits.
18. Attempts	You are allowed THREE attempts at each module. Sit, resit and retake are all considered to be attempts.
19. Trailing	<p>At the discretion of the relevant board of examiners, you may <i>trail</i> either coursework or examination retakes for one module to combine with the normal semester diet in the following year. In these circumstances, you may study a maximum of two and a half modules in any one semester.</p> <p>A resit does not count as a trailing module if it overlaps the next study period.</p> <p>This regulation applies whether you have failed or been deemed not to have sat.</p>
20. Award implications of resit and retake	If any module has been passed through resit or retake, this disqualifies you from receiving either Merit or Distinction final awards.
21. Due diligence	If you fail any module at the final attempt the Results Board will look carefully at your results. If due diligence has been shown, the Results Board may recommend an exceptional extra attempt.
22. Condoning modules	In exceptional circumstances the relevant board of examiners retains the right to recommend a condonation of a failed module.
23. Max duration	<p>The maximum time permitted in which to complete the programme is normally SIX years.</p> <p>In circumstances where the programme is being run out please refer to the additional guidance in student handbook section entitled <i>Re-registration withdrawal and deferral</i>.</p>
24. Appeal reg 1	An appeal can be requested for a review of a decision taken by an individual or academic body charged with making decisions about students' progression, assessment and awards. There can be no appeal based solely on a challenge to the academic judgment of the examiner(s). If you consider that you have legitimate grounds for an appeal you must firstly apply for a stage one (informal) query decision in writing to the Head of Assessment (appeals@ucem.ac.uk).

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25. Appeal reg 2	<p>If you are not satisfied with the outcome of Stage 1 of your appeal, you may request a Stage 2 appeal where you can put your case to the Senate Standing Committee on Examination Results (SSCER) at the University of Reading. Should you choose to do this, you should contact the Assistant Registrar (Examinations) of the University of Reading. Please see the UCEM Student Appeals Procedure for further information on how to proceed.</p>
26. Appeal reg 3	<p>If all internal procedures are exhausted and you remain dissatisfied with the outcome of the appeal, your case may be eligible for consideration by The Office of Independent Adjudicator (OIA).</p>
27. Credits required & designation	<p>Award</p> <p>You will be awarded the MSc in Real Estate from the University of Reading on successful completion of at least 180 credits. You will be entitled to use the designatory letters MScRealEst, or simply MSc.</p> <p>Graduation ceremonies are held by the University of Reading in July and December each year. Information about the ceremony, arrangements for guests, etc. is sent to prospective graduates by the University Graduation Office.</p>
28. Classification and award criteria	<p>For Masters awards</p> <p>Final awards will be based upon the following criteria:</p> <p><u>DISTINCTION:</u> [A Weighted Average Mark of 70 or more over 180/190* credits AND a mark of 60 or more for the dissertation AND no credits below 40.]OR :</p> <p>[A Weighted Average Mark of 68 or more over 180/190* credits AND a mark of 70 or more in at least 90/95* credits AND a mark of 60 or more for the dissertation AND no credits below 40.]</p> <p><u>MERIT:</u> [A Weighted Average Mark of 60 or more over 180/190* credits AND a mark of 50 or more for the dissertation</p>

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AND

no credits below 40.]**OR :**

[A Weighted Average Mark of 58 or more over 180/190* credits

AND

a mark of 60 or more in at least 90/95* credits

AND

a mark of 50 or more for the dissertation

AND

no credits below 40.]

PASS: [A Weighted Average Mark of 50 or more over 180/190* credits

AND

a mark of 50 or more for the dissertation

AND

no more than 55 credits below 50

AND

no credits below 40]**OR :**

[A Weighted Average Mark of 48 or more over 180/190* credits

AND

a mark of 50 or more in at least 90/95* credits

AND

a mark of 50 or more for the dissertation

AND

no more than 55 credits below 50

AND

no credits below 40.]

FAIL: A performance which fails to fulfil the criteria for the above classifications.

[Some graduates will complete 190 credits and in these cases awards will be based on all 190 credits. For these graduates the dominant quality threshold will be 95 credits rather than 90.]*

It should be noted that the above criteria imply the necessity for all students to get at least 50 in the Dissertation in order to graduate to the MSc award.

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For Postgraduate Diplomas awards

For students taking the PGDip exit award, awards will be based upon the following criteria:

DISTINCTION: [A Weighted Average Mark of 70 or more over 120 credits

AND

no credits below 40.]**OR** :

[A Weighted Average Mark of 68 or more over 120 credits

AND

a mark of 70 or more in at least 60 credits

AND

no credits below 40.]

MERIT: [A Weighted Average Mark of 60 or more over 120 credits

AND

no credits below 40.]**OR** :

[A Weighted Average Mark of 58 or more over 120 credits

AND

a mark of 60 or more in at least 60 credits

AND

no credits below 40.]

PASS: [A Weighted Average Mark of 50 or more over 120 credits

AND

no more than 55 credits below 50

AND

no credits below 40]**OR** :

[A Weighted Average Mark of 48 or more over 120 credits

AND

a mark of 50 or more in at least 60 credits

AND

no more than 55 credits below 50

AND

no credits below 40.]

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	<p>For Post Graduate Certificates Awards</p> <p>For students taking the PGCert exit award, such awards are unclassified but will be based upon the following criteria:</p> <p>[A Weighted Average Mark of 50 or more over 60 credits</p> <p>AND</p> <p>no credits below 40]OR :</p> <p>[A Weighted Average Mark of 48 or more over 60 credits</p> <p>AND</p> <p>a mark of 50 or more in at least 30 credits</p> <p>AND</p> <p>no credits below 40.]</p>
29. Intermediate awards	<p>You can be awarded a Postgraduate Diploma dependent upon the successful completion of 120 credits with a minimum of 90 credits at Level 7 in the Masters Programme. For students who complete more than 120 credits (but less than 180) their weighted average for award purposes will be based upon their best 120 credits.</p> <p>A Postgraduate Certificate will be awarded to students who achieve 60 credits with a minimum of 40 credits at Level 7. For students who complete more than 60 credits (but less than 120) their weighted average for award purposes will be based upon their best 60 credits.</p> <p>In each case, the award is only made if the student leaves the programme without being awarded the higher award of MSc or PGDip respectively.</p>
30. Ancillary awards	<p>There are no additional awards to which you are automatically eligible by virtue of completing the MSc. However, the Royal Institution of Chartered Surveyors does recognise the MSc as fulfilling its academic requirements for professional membership.</p>