

This table indicates the modules included in this programme and the structure which they follow.

Should you require further information about the modules, please contact [admissions@ucem.ac.uk](mailto:admissions@ucem.ac.uk)

2 years.

**Please note:** Students can either start in September or March. For the September module information sheet, please see our website.

Where considered necessary to do so at any stage, UCEM may seek to make variations to programme content, entry requirements and methods of delivery, and to discontinue, merge or combine programmes. This is subject to consultation with relevant students and other stakeholders, setting out the reasons for the proposed amendment(s), and compliance with the requirements of the UCEM Code of Practice on Programme Monitoring, Amendment, Review and Discontinuation. Should such an eventuality occur during the admissions and registration process, applicants will be informed immediately of any change and the alternative arrangements that have been put in place.

\*\*please note that places on this module are limited.

Yr	March Semester	September Semester
1	Property Transactions (20 Credits)	Valuation & Ethics (20 Credits) Law for Surveyors (20 Credits)
	Elective modules (choose one from): Planning & Development (20 Credits) Sustainable & Innovative Construction (20 Credits)	
2	Elective modules (choose one from): Real Estate Investment (20 Credits) Applied Valuation* (20 Credits) Planning & Development* (20 Credits) Statutory Valuations** (20 Credits)	Elective modules (choose one from): Applied Valuation (20 Credits) Planning & Development (20 Credits)
	Property Management (20 Credits)	
	Postgraduate Project (40 Credits)	

Core Modules
  Elective Modules

Some elective modules are offered in multiple semesters. You cannot choose a module you have previously studied.

\* The module content and assessment for these modules will differ whether you study them in the March or September semester. Details of the differences can be found below.

## Year 1

### Property Transactions (core)

#### Aims

This module provides an introduction to property transactions and how the property market works. It covers the sale, letting and acquisition of property. The relationship of client and surveyor, both legal and practical, and the agent's legal obligations are considered.

This module aims to examine:

- the practices associated with the acquisition and disposal of real estate;
- the stages and processes of the acquisition and disposal of real estate;
- value and market dynamics;
- the practical market skills required of a real estate advisor for successful client/agent relationships.

#### Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
Pass mark: 50%	

## Planning & Development (March semester) (elective)

### Aims

This module provides an introduction to planning law and the planning process relevant to property development. The property development process, site selection and financial appraisal of development sites and their funding are considered. The module blends the basic knowledge of planning law with the implementation of a real estate development project.

The module enables students to understand:

- the context of planning within property development projects;
- principles of site layout and design, introducing methods of appraisal of the financial; viability of development schemes;
- sources of funding for development projects.

### Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

## Sustainable & Innovative Construction (elective)

### Aims

This module develops the principles of construction technology, including modern, innovative and traditional construction. Within the framework of a sustainable built environment, assessment methods and relevant codes and regulations are explored in providing for a sustainable agenda.

This module enables students to understand:

- construction principles and technology with reference to sustainability
- innovative building technology principles
- sustainability in the built environment
- sustainable and innovative issues of construction

### Assessment

	Weighting
Assessment 1 - Coursework	50%
Assessment 2 - Examination	50%
	Pass mark: 50%

## Valuation and Ethics (core)

### Aims

The module aims to develop an understanding of the commercial, social, legal and environmental context in which property valuations are used, and to develop the analytical and technical skills to undertake valuations for a variety of purposes.

This module enables students to understand :

- the context in which property valuations are undertaken and used
- the factors influencing property values in different sectors of property markets, and examine their interaction
- the most commonly used valuation methodologies, and examine their strengths, weaknesses and limitations;
- the application of the foregoing to undertake a range of property valuations, for a variety of purposes
- professional regulation and the ethical issues in the property market

## Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

## Law for Surveyors (core)

### Aims

This module enables the student to develop a systematic understanding of aspects of the English legal system pertinent to the real estate and construction sectors. Within the context of the real estate and construction sectors, this module enables students to understand:

- an overview of the English legal system,
- the importance of the fundamental principles of contract law,
- the importance of the law of tort,
- important aspects of land law.

### Assessment

	Weighting
Assessment 1 - problem based questions requiring reasoned answers	50%
Assessment 2 - problem based questions requiring reasoned answers	50%
	Pass mark: 50%

## Year 2

### Real Estate Investment (elective)

### Aims

This module focuses on the rationale and considerations for investing in property as an asset class and takes into account the trade-off between the present and future use of resources by organisations, with special reference to the returns and risks of real estate investments.

The module will allow students to recognise property as an investment asset within the overall spectrum of other investment media. Investment return, risk, appraisal, performance measurement, modern portfolio theory and responsible investment concepts are considered and applied in the real estate investment context.

### Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Coursework	60%
	Pass mark: 50%

### Applied Valuation (March semester) (elective)

### Aims

The module aims to advance the knowledge, understanding, research and analytical skills developed in the first year of study so that students are able to carry out complex and specialist valuations.

This module enables students to understand :

- the appropriate valuation methodology and inputs applicable to a range of complex valuation situations
- the impact of debt in development and discounted cash flow appraisals

- possible impact of sustainability issues on valuation
- professional and regulatory bodies' requirements with regard to valuations for specific purposes
- the use of sensitivity analysis and its application in development appraisals

#### Assessment

	Weighting
Assessment 1 - Report	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

### Planning & Development (March semester) (elective)

#### Aims

This module provides an introduction to planning law and the planning process relevant to property development. The property development process, site selection and financial appraisal of development sites and their funding are considered. The module blends the basic knowledge of planning law with the implementation of a real estate development project.

The module enables students to understand:

- the context of planning within property development projects;
- principles of site layout and design, introducing methods of appraisal of the financial; viability of development schemes;
- sources of funding for development projects.

#### Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Coursework	60%
	Pass mark: 50%

### Statutory Valuations (elective)

#### Aims

This module develops the skills and knowledge required in carrying out valuations for compulsory purchase, planning compensations and rating. Relevant case law and statute will also be carefully considered in the context of statutory valuations.

The key aims of this module are:

- to investigate and summarise the legal principles and practices of both compulsory purchase and local property taxation,
- to develop a competence in statutory valuation and the management skills required, to develop a critical understanding of how 'claimants' or 'interested persons' might be affected by such statutory applications,
- to provide appropriate client advice with detailed recommendations,
- to develop a critical understanding of government involvement within a general understanding of 'fairness' and client expectations.

#### Assessment

	Weighting
Assessment 1 - Coursework	50%
Assessment 2 - Computer Marked Assessment	50%
	Pass mark: 50%

The assessment methods for the following modules, which will be delivered from September 2020, are currently in design and will be confirmed closer to the time. The assessments will consist of a variety of methods including:

- assessed coursework (such as essays, reports, portfolios, reflections, problem or short questions or video presentations)
- computer marked assessments
- project submissions

### Applied Valuation (September semester) (elective)

#### Aims

The module aims to advance the knowledge, understanding, research and analytical skills developed in the first year of study so that students are able to carry out complex and specialist valuations.

This module enables students to understand :

- the appropriate valuation methodology and inputs applicable to a range of complex valuation situations
- the impact of debt in development and discounted cash flow appraisals
- possible impact of sustainability issues on valuation
- professional and regulatory bodies' requirements with regard to valuations for specific purposes
- the use of sensitivity analysis and its application in development appraisals

### Planning & Development (September semester) (elective)

#### Aims

This module provides an introduction to planning law and the planning process relevant to property development. The property development process, site selection and financial appraisal of development sites and their funding are considered. The module blends the basic knowledge of planning law with the implementation of a real estate development project.

The module enables students to understand:

- the context of planning within property development projects;
- principles of site layout and design, introducing methods of appraisal of the financial; viability of development schemes;
- sources of funding for development projects.

### Postgraduate Project (core)

#### Aims

This module requires students to hone their research skills whilst providing them with a vehicle to conduct a self-directed research project that reflects the culmination of their studies in the relevant Programme. This module serves MSc and the MBA awards and topics selected are expected to reflect the students' respective programmes of study. Additionally, MBA students are expected to choose projects which offer evidence of one or more of the following central facets of their programme: reflective practice, leadership and strategic management.