

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	<b>Elective modules (choose one from):</b> Planning & Development* (20 Credits) Sustainable & Innovative Construction (20 Credits)	Valuation & Ethics (20 Credits)
	Law for Surveyors (20 credits)	<b>Elective modules (choose one from):</b> Statutory Valuations** (20 credits) Property Management (20 credits)
2	<b>Elective modules (choose one from):</b> Planning & Development* (20 Credits) Investment Appraisal & Portfolio Management (20 Credits)	<b>Elective modules (choose one from):</b> Applied Valuation (20 Credits) Planning & Development* (20 Credits)
	Property Transactions (20 Credits)	
<b>Postgraduate Project (40 Credits)</b>		
<span style="display: inline-block; width: 10px; height: 10px; background-color: black; margin-right: 5px;"></span> <b>Core Modules</b> <span style="display: inline-block; width: 10px; height: 10px; background-color: purple; margin-left: 10px; margin-right: 5px;"></span> <b>Elective Modules</b>		

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 may differ whether you study them in Year 1 or Year 2. Details of the differences can be found below.

## Year 1

### Planning & Development (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:

- 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%
<b>Pass mark: 50%</b>	

## 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%

## 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%

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

## Valuation & 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

## Statutory Valuations\* (places on this module are restricted) (elective)

### Aims

The aim of this module is to equip the student with the knowledge and skills to carry out valuations for statutory purposes, specifically for compulsory purchase, planning compensation and rating. The module demonstrates how valuation principles and practice are applied to an artificial statutory context. It underlines the importance of using relevant case law and established practice within assessments, and the principles that underpin these disciplines. Students' understanding and skills are enhanced, to provide appropriate and reflective advice and valuations to (non-specialist) clients.

## Property Management (elective)

### Aims

This module develops the principles of law and practice appropriate to the effective and efficient management of property, both in the UK and globally. The focus is principally on the landlord and tenant relationship within legal and regulatory frameworks, but also encompasses property held for owner occupation. This module also examines key issues, such as the strategic use of property, property performance evaluation, positive tenant management and life cycle planning, and evaluates how these issues inform the development of strategic advice.

## Year 2

## Planning & Development (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:

- 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.

## Investment Appraisal & Portfolio Management (elective)

### Aims

This module focuses on key principles underpinning commercial property investment in international markets. Detailed 'Discounted Cashflow' appraisal models using Microsoft Excel are applied to 'real world' scenarios to determine the viability (NPV/IRR) of both multi-tenanted commercial property investments and mixed portfolios. Sensitivity analysis techniques are used to analyse the risk/return characteristics of property investment. International property markets are profiled to identify the potential risks, barriers and opportunities that may exist in cross-border investment. Direct property investment is also compared to indirect property investment via securitisation.

The module also focuses on key considerations of commercial property portfolio management, including the stages involved in creating a property portfolio, the styles of portfolio management (i.e. core, core plus, value-added, opportunistic), how to benchmark a property portfolio's performance, the strategies and objectives in portfolio mandates, portfolio restructuring techniques used to protect and improve the risk/return profile of the property portfolio.

## 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.

## Applied Valuation (elective)

### Aims

This module aims to advance the knowledge, understanding, research and analytical skills so that students are able to undertake complex and specialist valuations in both a UK and international context.

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;
- the possible impact of sustainability issues on valuation;
- UK and International professional and regulatory bodies' requirements;

## 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.