

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

2 years.

Please note:

Students can either start in October or April. For the April 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.

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

■ Core Modules ■ Elective Modules

You cannot choose a module you have previously studied.

*places on this module are limited

The assessments for your modules 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

The exact assessment for each module will be confirmed closer to the time.

Year 1

Valuation & Ethics (core)

Aims

This module introduces the topic of property valuation aiming to give you an understanding of the commercial, social, legal and environmental context in which property valuations are used, and to develop the analytical and technical skills required to undertake valuations for a variety of purposes. This module aims to examine:

- The context in which property valuations are undertaken and used;
- The factors influencing property values in different sectors of the property market, as well their interactions, both in the UK and internationally;
- The most commonly used valuation methodologies, as well as their strengths and weaknesses;
- How different methodologies are applied to undertake valuations for a variety of purposes;
- Professional regulations and ethical issues pertinent to the valuation of property.

Law for Surveyors (core)

Aims

This module enables you to develop a systematic understanding of aspects of the English legal system pertinent to the real estate sector. This module aims to examine:

- 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.

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 aims to examine in an international context:

- Construction principles and technology with reference to sustainability;
- Innovative building technology principles;
- Sustainability in the built environment;
- Sustainable and innovative issues of construction.

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 real estate implementation of a development project. This module aims to:

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

Property Transactions (core)

Aims

This module introduces you to the practice of estate agency, focusing on the commercial property market in the UK. It deals with the relationship between a client and agent during the contract for property agency and looks at the logic of location theory for commercial uses for leasing and sale. It seeks to explain how price is determined, and to introduce you to the dynamics of various property markets and the art of property negotiation. In selected module topics you will draw comparison between arrangements in the UK and your own jurisdictions. This module aims to examine:

- 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.

Year 2

Applied Valuation (elective)

Aims

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

- 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;
- The use of sensitivity analysis and its applications to development appraisals.

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. This module aims to:

- Evaluate the evolving attributes of strategic property management within the commercial and residential sectors;
- Critically evaluate the influence of the landlord/tenant relationship in determining the strategic objectives of commercial and residential portfolios;
- Evaluate ways of managing a client's expectations through appropriate and ethical advice relating to the strategic management of an asset or portfolio;
- Critique techniques and approaches used to monitor and optimise value at asset and portfolio level;
- Discuss the significance of lease agreements from both the different landlord/investor and tenant/occupier perspectives, and analyse the legal, regulatory and market constraints within which property management is undertaken.

Statutory Valuations (elective) (*places on this module are limited)

Aims

The aim of this module is to equip you 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. Your understanding and skills are enhanced, to provide appropriate and reflective advice and valuations to (non-specialist) clients. This module aims to examine:

- The legal principles and practice which underpin compulsory purchase and the compensation that flows from it and property taxation in the form of business rates.
- The application of valuation and management skills to these specialist areas;
- How clients might be affected by the application of statutory requirements, and to provide appropriate advice to clients;
- Specific areas of government intervention, and how this may not always conform to a general assessment of "fairness" and client expectations.

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.

Postgraduate Project (core)

Aims

This module requires you to develop your research skills within the context of the built environment and your chosen career path, and the workplace. You are required to relate the practicalities of the case study to the academic concepts and ideas that underpin it, providing you with the vehicle to conduct a self-directed study to demonstrate your research and expertise in a specific area. This module also requires you to reflect on the knowledge and skills that you have developed during your programme of studies and requires you to demonstrate the development of your professional competence, with reference to the appropriate professional framework. It is recognised that you may not be in relevant employment and, in these cases, you will select a case study in the public domain.