



UNIVERSITY COLLEGE
OF ESTATE MANAGEMENT

Valuation – Context and Principles

Module Descriptor

Module Code: VAL5VCP

Version: 10.00

Status: Final

Date: 18/03/2021

Summary Module Details

Module details

Module Title: Valuation – Context and Principles

Module Leader: James Browne

Module Mode: Supported online learning

Semester: Spring (UK)

Level: 5

Credits: 20

Learning Hours: 200

Contact and Study Hours:

Directed Study Time: 90 hrs (45%)

Self-directed Study Time: 50 hrs (25%)

Assessment Study Time: 60 hrs (30%)

Assessment Type:

Coursework: 100%

Computer Marked Assessment: 0%

Self-directed Research Project: 0%

Portfolio: 0%

Module Summary

This module sets property valuation in the broad economic and financial context and examines the purpose of property valuations. It considers the stakeholders in the valuation process and regulatory, ethical and sustainability issues. It also provides an overview of the main valuation methodologies. It is complementary to the Valuation – The Five Methods module also studied at this level and together these modules aim to provide the foundation of knowledge underpinning Applied Valuation, that will be studied at level 6.

Taken on which Programmes

BSc (Hons) Real Estate Management (C)

Core (C) or Elective (E)

Module Aims

This module sets property valuation in the broad economic and financial context and examines the purpose of property valuations; the stakeholders in the valuation process; regulatory, ethical and sustainability issues; and provides an overview of the main valuation methodologies.

Module Learning Outcomes

- LO1. Demonstrate knowledge and critical understanding of property investment, how it compares with other forms of investment and its place in the broad economic and financial context, including sustainability.
- LO2. Demonstrate knowledge of the main methods of enquiry, the ability to evaluate critically the appropriateness of different approaches and to identify the most suitable valuation methods so as to be able to define, advise and communicate on problems and make professional judgements in complex situations.
- LO3. Demonstrate knowledge of the role of professional regulation and the purpose, benefits and challenges of regulatory processes.
- LO4. Demonstrate knowledge of personal and professional ethics in business and the ability to propose resolutions to conflicts.

Indicative Module Content

Module topics

- **The property market and purpose of valuations**

The property market, who is involved, motivation for ownership of property, property as an investment and a comparison with other investment assets. Why valuations are commissioned and by whom.

- **Ethics, professional codes and standards**

An investigation into ethical considerations. Identify personal, business and professional ethics and standards, and possible conflicts which may arise. The RICS Codes of Conduct and the role professional bodies play in regulation. Study the levels of regulation of valuation and distinguish mandatory matters, Guidance Notes and Information Papers.

- **Valuation mathematics**

Introduction to compounding and discounting. Introduction to valuation formulae. Simple manipulation using hand-held calculators. Use of valuation tables.

- **Valuation methods**

Introduction to the valuation formulae. concepts and context of the traditional valuation methods; Comparison, Investment, Residual, accounts-based (profits) and cost-based; when they are necessary and how they are used.

Valuation – Context and Principles

- **Sustainability and valuation**

Identify what is meant by 'sustainable' property. Discussion of the drivers for, and constraints on, sustainable development. Investigation of the extent to which sustainability is, or may become, an element in valuation.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO2, LO3, LO4	Assessment 1 Coursework	1,600	40%
LO1, LO2, LO3, LO4	Assessment 2 Coursework	2,400	60%

Module Pass Mark (as a weighted average of all assessments): 40%

Key Module Learning Resources

Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.