

# **Valuation and Ethics**

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## Module Descriptor

Module Code: VAL7VAE

Version: 7.00

Status: Final

Date: 15/09/2022

# Summary Module Details

## Module details

**Module Title:** Valuation and Ethics

**Module Leader:** Alison Andrews

**Module Mode:** Supported online learning

**Semester:** Autumn (UK)

**Level:** 7

**Credits:** 20

**Learning Hours:** 200

## Contact & Study Hours

**Directed Study Time:** 60hrs (30%)

**Self-directed Study Time:** 70hrs (35%)

**Assessment Study Time:** 70hrs (35%)

## Assessment Type

**Coursework:** 100%

**Computer Marked Assessment:** 0%

**Self-directed Research Project:** 0%

**Portfolio:** 0%

## Module Summary

The module explores the traditional and modern methods of valuation. A central theme to this module is the RICS' 5 Global Professional and Ethical standards of (1) always acting with integrity, (2) providing a high standard of service, (3) acting in a way that promotes trust in the profession, (4) treating others with respect and (5) taking responsibility. The module encourages students to consider the practical application of these standards in their area of practice, so that they can demonstrate their commitment to the RICS Rules of Conduct, ethics and RICS professional and ethical standards.

## Taken on which programmes

MBA Construction and Real Estate (E)

MSc Real Estate (C)

**Core (C) or Elective (E)**

# Module Aims

- The context in which property valuations are undertaken and used.
- The factors influencing property values in different sectors of the property market, as well as 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.

# Module Learning Outcomes

- LO1. Critically evaluate valuation methodologies and their uses.
- LO2. Critically appraise aspects of ethics and regulation and provide reasoned solutions and advice to ethical problems.
- LO3. Critically analyse comparable rents, yields and capital values, to evaluate the current UK and international property markets in a range of sectors.
- LO4. Develop basic valuation reports and provide justified solutions to a range of real estate valuation problems.

# Indicative Module Content

## Module topics

- **Introduction to Real Estate Markets**  
Examine real estate markets, what drives investment and development, the role of banks and financing institutions.
- **Ethics**  
Ethical situations – how to recognise and respond appropriately, nature of ethics, property industry regulations and Royal Institution of Chartered Surveyors (RICS) standards.
- **Property Measurement**  
Inspecting and measuring properties, the need for international standards, application of IPMS/RICS property measurement.
- **Valuation Report**  
Bases of valuation, use of appropriate valuation methodology, national and international standards, reporting requirements.

## Valuation and Ethics

- **Traditional Methods of Valuation**

Comparative method and zoning analysis, investment method techniques – term and reversion, layer method, single capitalisation, residual method, accounts-based and cost-based methods.

- **Modern Methods of Valuation**

Theory behind the discounted cash-flow model. Use of cash flows, advantages and limitations.

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
LO1, LO2, LO3, LO4	<b>Assessment 1</b> Coursework	2,000	40%
LO1, LO2, LO3, LO4	<b>Assessment 2</b> Coursework	3,000	60%

**Module Pass Mark (as a weighted average of all assessments): 50%**

## 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.