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Title: VALUATION THEORY AND APPLICATIONS 1  
Status: Definitive  
Code: **4209BEHN** (119876)  
Version Start Date: 01-08-2016  
  
Owning School/Faculty: Built Environment  
Teaching School/Faculty: Built Environment

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**Academic Level:** FHEQ4      **Credit Value:** 20      **Total Delivered Hours:** 69  
**Total Learning Hours:** 200      **Private Study:** 131

### Delivery Options

Course typically offered: Standard Year Long

Component	Contact Hours
Lecture	48
Tutorial	18

**Grading Basis:** BTEC

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Report	AS1	Report	50	
Exam	AS2	Exam	50	3

### Aims

*To examine the structure of the UK property market, the role of property as an investment, and the circumstances in which valuations are required.*

*To develop an understanding of the principal valuation theories and methodologies used in professional practice.*

*To build competency in the practical application of valuation theory and techniques.*

## **Learning Outcomes**

After completing the module the student should be able to:

- 1 Identify the key characteristics and dynamics of the property market.
- 2 Examine and evaluate the role of the professional in the valuation of residential and commercial property.
- 3 Be conversant with, and understand the significance of, professional valuation standards and regulations.
- 4 Examine the role of property as an investment medium.
- 5 Recognise, distinguish and apply the principal valuation methodologies and critically appraise their relevance in the context of property valuation.
- 6 Demonstrate competence in the application of traditional investment methodology to the valuation of property.
- 7 Examine, evaluate and analyse property market data and utilise the results to formulate and present reasoned valuations.

## **Learning Outcomes of Assessments**

The assessment item list is assessed via the learning outcomes listed:

Valuation Report	1	2	3	
Closed-book Exam	4	5	6	7

## **Outline Syllabus**

1. *Introduction to Property & Valuation*
  - *The Property Market*
  - *Property as an Investment*
  - *The Concept of Value and Valuation*
2. *Valuation and the Property Profession*
  - *The role of the property professional*
  - *The RICS Red Book Valuation – Professional Standards*
  - *The RICS Code of Measuring Practice and the Zoning concept*
3. *Valuation Methodology*
  - *The Comparative Method*
  - *The Investment Method*
  - *The Profits Method*
  - *The Residual Method*
  - *The Contractor's Method*
4. *Valuation Mathematics*
  - *The Construction and Application of the Valuation Tables*  
(Including Amount of £1, Present Value, Years Purchase, Sinking Fund)

### *5. Investment Valuation*

- Valuation of Freehold and Leasehold Interests*
- Lease Structures and Property Outgoings*
- The valuation and analysis of Premiums and other Capital sums*
- Rental Analysis and Adjustment*

### **Learning Activities**

Lectures and tutorials/seminars.

### **Notes**

The module provides a wide-ranging introduction to the valuation of property and the property market. It introduces the concept of property as an investment medium and highlights its unique characteristics in this context. Students develop an understanding of core valuation theory and methodologies, including the use and derivation of valuation tables and mathematics, and build competency by means of their practical application.