

Liverpool John Moores University

Title: VALUATION THEORY AND APPLICATIONS 2
Status: Definitive
Code: **5004BEUG** (102750)
Version Start Date: 01-08-2011

Owning School/Faculty: Built Environment
Teaching School/Faculty: Built Environment

Team	Leader
Louise Kirsten	Y

Academic Level: FHEQ5
Credit Value: 24.00
Total Delivered Hours: 75.00
Total Learning Hours: 240
Private Study: 165

Delivery Options

Course typically offered: Standard Year Long

Component	Contact Hours
Lecture	72.000

Grading Basis: 40 %

Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Exam	AS1	valuation problems	50.0	3.00
Report	AS2	problem based valuation scenario with market analysis	50.0	

Aims

*To consolidate previous studies in the subject of valuation and investment.
To develop new concepts in valuation methodology, whilst expanding on existing theories.
To introduce commercial practice into the valuation framework.
To integrate legislation and commercial asset management within valuation philosophy and to encourage a more pragmatic approach to problem solving.
To comprehend the inter relationship between property valuations within the business medium.*

Learning Outcomes

After completing the module the student should be able to:

- 1 Utilise conventional valuation theory and concepts.
- 2 Apply valuation procedure to a commercial scenario and identify restrictions inherent within the built environment.
- 3 Critically evaluate investment principles within the wider property market, including taxation, inflation, growth and relate principles to non-property investments.
- 4 Examine the approach adopted for the valuation of legal interests and identify any weaknesses of such approaches.
- 5 Integrate commercial valuation techniques within the legal and planning framework.
- 6 Broaden the parameters of the role of property and valuation in a commercial market for determining tactical approaches to valuation problems.
- 7 Analyse the valuation and legislative background to the residential property investment market.

Learning Outcomes of Assessments

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

EXAM	1	2	4	5	7
REPORT	1	2	3	5	6

Outline Syllabus

Part 1.

Review 1st level valuation principles and consideration of RICS practice statements and guidance notes.

Part 2.

Methods of valuation, including non-standard properties to conventional valuation techniques.

Part 3.

Freehold investment valuation, investment appraisal, development appraisal and consideration of non-property investments.

Part 4.

Leasehold investment valuations, leasehold theory and dual rate approach.

Part 5.

Commercial leases, valuation principles and landlord and tenant statutory valuations.

Part 6. Non-commercial valuations, residential property investment and mortgage valuations.

Learning Activities

Lectures.

References

Course Material	Book
Author	Scarrett, D.
Publishing Year	1991
Title	Property valuation - five methods
Subtitle	
Edition	1st Edition
Publisher	Palgrave Macmillan
ISBN	0419137807

Course Material	Book
Author	Baum, A., Mackmin, D., & Nunnington, N.
Publishing Year	2006
Title	An income approach to property valuation.
Subtitle	
Edition	5th Edition
Publisher	Thomson Business Press
ISBN	0728204649

Course Material	Book
Author	Isaac, D. & Steley, T.
Publishing Year	2000
Title	Property valuation techniques
Subtitle	
Edition	2nd Edition
Publisher	Palgrave Macmillan
ISBN	0333792203

Course Material	Book
Author	Baum, A. & Sams, G.
Publishing Year	2005
Title	Statutory valuations
Subtitle	
Edition	3rd Edition
Publisher	Estates Gazette
ISBN	0728204554

Course Material	Book
Author	Parnham, P. & Rispin, C.
Publishing Year	2000
Title	Residential Property Appraisal
Subtitle	
Edition	1st Edition
Publisher	Spons Press

ISBN	0419225706
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Course Material	Book
Author	Butler, D.
Publishing Year	1995
Title	Applied Valuation
Subtitle	
Edition	2nd Edition
Publisher	Palgrave Macmillan
ISBN	0333641337

Notes

The module extends the boundary of 1st level valuation theory. It expands upon existing principles yet introduces new concepts. It enables the students to interact academic theory with commercial awareness in an urban environment. It develops negotiation skills and tactical abilities which can be utilised in other disciplines and in a working environment.