

Subject Description Form

Subject Code	BRE315
Subject Title	Property Valuation
Credit Value	3
Level	3
Pre-requisite / Co-requisite/ Exclusion	BRE216 and BRE217/ Nil / Nil
Objectives	<p>This subject is intended to:</p> <ol style="list-style-type: none"> 1. Understand the nature of the market and property values. 2. Examine the theories of current valuation methods. 3. Solve valuation problems.
Intended Learning Outcomes	<p>Learning Outcomes:</p> <p><i>Students will demonstrate their ability to:-</i></p> <ol style="list-style-type: none"> 1. Identify the various frameworks, including physical, economic and legal, that affect property value. 2. Evaluate the choices of the various valuation approaches and methods in the valuation of different types of property for different types of value estimate. 3. Apply current valuation methods to solve valuation problems. 4. Identify the use of valuation in the management and decision making process in real estate development, investment and management.
Subject Synopsis/ Indicative Syllabus	<p>Brief Syllabus Content:</p> <p>Value and valuation; concepts; economic principles; valuation tables; role of valuer.</p> <p>Real property market data sources: information; market trends and cycles.</p> <p>Valuation process; valuation report writing.</p> <p>Methods of valuation; comparative, investment, residual, cash flow; cost and profits methods.</p> <p>Valuation of freehold and leasehold interests; capital and rental values; theories of yield; deferred and varying incomes; extension and renewal of leases.</p> <p>Valuation methods adopted in the People's Republic of China and overseas.</p>
Teaching/Learning Methodology	<p>Lecturers will be used to provide students with a good understanding of the basic valuation concepts and theories, and will be supplemented with self-learning packages. Wherever possible, case studies will be used to illustrate how principles can be applied into practice. Tutorials will be used by the lecturer and students to discuss valuation problems and assignments while seminars provide suitable forums for presentation by the students. Students are also required to prepare a 'real life'</p>

	valuation report. Outside speakers will be invited to give talks on current valuation practice in Hong Kong as well as other countries.												
Assessment Methods in Alignment with Intended Learning Outcomes	Specific assessment methods/tasks	% weighting	Intended subject learning outcomes to be assessed (Please tick as appropriate)					a	b	c	d	e	
	1.Coursework	50%											
	2. Examination	50%											
	Total	100 %											
<p>Explanation of the appropriateness of the assessment methods in assessing the intended learning outcomes:</p> <p>Students will be assessed through both coursework and examination.</p> <p>Coursework will consist of valuation report and problem solving assignments in the form of quiz. Both examination and coursework assess learning outcome 1 to 4.</p>													
Student Study Effort Expected	Class contact:												
	▪ Lecture								21 Hrs.				
	▪								Hrs.				
	Other student study effort:												
	▪ Seminar/ Tutorial								21 Hrs.				
	▪								Hrs.				
	Total student study effort								42 Hrs.				
Reading List and References	<p>Recommended:</p> <p>Johnson, T. T. (2000) <i>Modern Methods of valuation of land, houses and buildings</i>, Estates Gazette</p> <p>Li Ling-hin, (1999) <i>Property Valuation in Hong Kong: Theories and Legal Application</i>, PACE</p> <p>Millington, A.F., (2000) <i>An Introduction to Valuation</i>, Estates Gazette</p> <p>Appraisal Institute, (2001) <i>The appraisal of Real Estate</i>, Chicago, Ill.: Appraisal Institute</p> <p>Brown, G.T., “Real Estate Cycles Alter the Valuation Perspective”, <i>The Appraisal Journal</i>, October 1984, 539-549</p>												

Supplementary:

Issac, D., & Steley, T., (2000) *Property Valuation Techniques*, Macmillan

Baum, A., & Crosby, N., (1995), *Property Investment Appraisal*, Routledge

Davidson, A.W., (1989) *Parry's Valuation and Investment Tables*, Estate Gazette