

Subject Description Form

Subject Code	BRE315
Subject Title	Property Valuation
Credit Value	3
Level	3
Pre-requisite	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>Students will demonstrate their ability to:</p> <ol style="list-style-type: none"> a. Identify the various frameworks, including physical, economic and legal, that affect property value. b. Evaluate the choices of the various valuation approaches and methods in the valuation of different types of property for different types of value estimate. c. Apply current valuation methods to solve valuation problems. d. 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>
Teaching/Learning Methodology	<p>Lectures 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' valuation report. Outside speakers will be invited to give talks on current valuation practice in Hong Kong as well as other countries.</p>

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 a to d.</p>							
Student Study Effort Expected	Class contact:						
	- Lectures		26 Hrs.				
	- Seminars / Tutorials		13 Hrs.				
	Other student study effort:						
	- Self-studies and group work		90 Hrs.				
	Total student study effort		129 Hrs.				
Reading List and References	<p>Recommended:</p> <p>Appraisal Institute (2001) <i>The Appraisal of Real Estate</i>, Chicago, Ill.: Appraisal Institute.</p> <p>Baum, A.E. and Mackmin, D. (2011) <i>The Income Approach to Property Valuation</i>, Estate Gazette.</p> <p>Davidson, A.W. (2013) <i>Parry's Valuation and Investment Tables</i>, Estate Gazette.</p> <p>Isaac, David and O'Leary, John (2013) <i>Property Valuation Techniques</i>, Palgrave Macmillan.</p> <p>Li Ling-hin (2000) <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>Poon, T.N.T. and Chan E.H.W. (1998) <i>Real Estate Development in Hong Kong</i>, PACE Publishing Limited</p> <p>Scarrett, Douglas (2016) <i>Property Valuation in the Five Methods</i>, E. & F.N. Spon.</p>						