

COURSE OUTLINE

Department & Faculty: Dept. of Built Environment Centre For Diploma Studies SPACE	Page : 1 of 6
Course Code : Introduction To Real Estate (DDPF 1413) Total Lecture Hours : 42 hours Tutorial : 14 hours	Semester: I Academic Session: 20012/2013

Lecturer : CHE NONI BTE ABDULLAH
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Synopsis : This course introduces students to some major views and theories of real estate profession in Malaysia. It will emphasize on the general concepts of introduction to the real estate, real estate business, real estate fundamentals, and real estate valuation. At the end of this course, students should be able to appreciate the real estate environment in Malaysia. Besides that, students should also be able to work in a team.

LEARNING OUTCOMES

By the end of the course, students should be able to:

No.	Course Learning Outcome	Programme Learning Outcome(s) Addressed	Taxonomy/ KI Levels	Assessment Methods
1.	Describe and explain concepts and theories of real estate profession and real estate environment in Malaysia.	PO1	C3	Test, Final and Assignment
2.	Differentiate and rationalise between real estate business and real estate valuation.	PO1	C3	Test, Final and Assignment
3.	Express ideas clearly and effectively as well as demonstrate understanding	PO4	P3 CS1-CS3	Assignment and Project
4.	Relate theories and practice of real estate in real estate profession.	PO6	A3 LL1	Assignment and Project

Prepared by: Name: Signature: Date:	Certified by: (Course Panel Head) Name: Signature: Date:
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STUDENT LEARNING TIME

Teaching and Learning Activities	Student Learning Time (hours)
A. Face-to-face Learning	
1. Lecture	28
2. Tutorial	14
3. Student Centered Learning	14
B. Self Directed Learning	
1. Non face-to-face : project	41.5
2. Revision	10
3. Assessment Preparation	7.5
C. Formal Assessment	
1. Continuous Assessment : test	2.5
2. Final Exam	2.5
Total	120

TEACHING METHODOLOGY

Lecture and Discussion, Co-operative Learning, Independent Study, Individual Assignment, Group Assignments and Group Presentation

WEEKLY SCHEDULE

- Week 1 : 1.0. INTRODUCTION TO THE VALUATION PROFESSION**
- History and development of the profession.
 - Legislation and the board of valuers, appraisers and estate agents.

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		<ul style="list-style-type: none"> • Qualifications to become a valuer and registered valuer.
Week 2 Grouping Assignment (10%)	:	2.0 ROLE AND FUNCTIONS OF VALUERS, ESTATE AGENTS AND PROPERTY'S MANAGER <ul style="list-style-type: none"> • In the public sector • In the private sector
Weeks 3	:	3.0 INTRODUCTION TO REAL ESTATE <ul style="list-style-type: none"> • Definition of land, real estate and real property • Characteristics of land/real estate. • Real properties as a form of investment. • Real property market. • Different types of properties and their characteristics especially agricultural, building and industry
Weeks 4	:	3.0 INTRODUCTION TO REAL ESTATE <ul style="list-style-type: none"> • Definition of land, real estate and real property • Characteristics of land/real estate. • Real properties as a form of investment. • Real property market. • Different types of properties and their characteristics especially agricultural, building and industry
Weeks 5	:	4.0 INTRODUCTION TO REAL PROPERTY INTERESTS <ul style="list-style-type: none"> • Different types of interests. • Document of title • Expressed and implied conditions • Encumbrances and restriction in interests.

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Weeks 6		5.0 CONCEPT AND PRINCIPLES OF VALUATION	(Submit Assignment) <ul style="list-style-type: none"> • Definition of valuation. • Definition of value, cost and price. • Differentiate between value, cost and price. • Definition of market value and the several types of value.
Weeks 7		6.0 PURPOSES OF VALUATIONS	Test 1 (15%) (Group Project) <ul style="list-style-type: none"> • Introduction • Purposes of valuation: loan, fire insurance, • Companies accounts and financial statement. • Sales and purchases • Acquisition • Revaluation • Rating
Weeks 8		MID TERM BREAK	
Weeks 9		7.0 TYPES OF VALUATION	<ul style="list-style-type: none"> • Statutory valuation • Non-statutory valuation
Week 10	:	8.0 FACTORS AFFECTING VALUE	<ul style="list-style-type: none"> • Macro factors • Micro factors
Weeks 11	:	9.0 PROCESS AND PRACTICE OF VALUATION	<ul style="list-style-type: none"> • Received cases • Define the job • Collecting of data • Analysis of data

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- Determination of value

Weeks 12 : 10.0 ANALYZE OF DATA

- Location factors
- Time factors
- Quantum factors.

Weeks 13 : 11.0 PREPARATION OF VALUATION REPORTS

Test 2 (15%)

- Report format
- Report contents.

Weeks 14 : 12.0 INTRODUCTION TO METHODS OF VALUATION

(Submit Project 2)

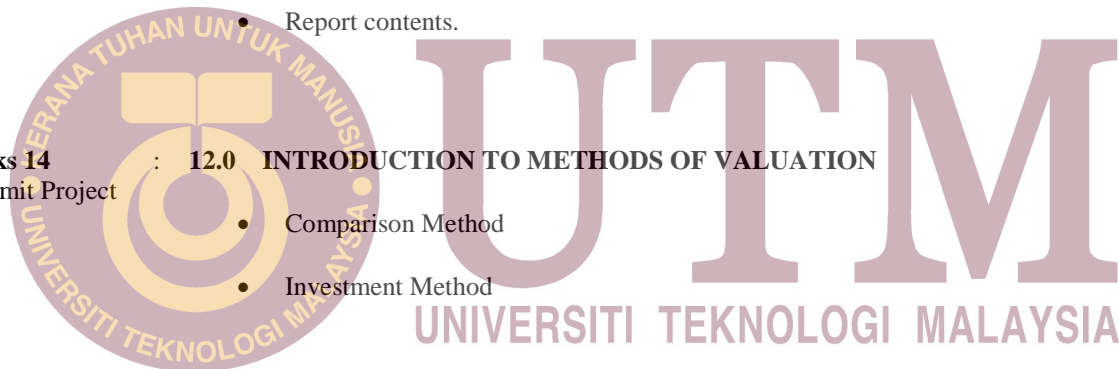
- Comparison Method
- Investment Method

Weeks 15 : 12.0 INTRODUCTION TO METHODS OF VALUATION

- Profit's Method
- Cost Method
- Residual Method

**REFERENC
ES :**

1. Michael Blackledge (2009): *"An Introduction To Property Valuation"*.: Routeledge.
2. Mark A. Munizzo and Lisa Virusso Musial (2007) *"Basic Appraisal Principles"*.
3. Douglas Scarrett (2008) *"Property Valuation: The Five Methods"* London: Routledge.
4. Micheal Blackledge (2009). *"Introducing Property Valuation"*. London: Routledge.



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GRADING

No.	Assessment	Number	% Each	Taxonomy	PERDANA	UPPK	Dates
1	Project	1	10	A3 LL1-LL2	10%	10%	W7
2	Assignment	1	10	P3 CS1-CS3	10%	10%	W2
3	Tests	2	10	C3	20%	20%	W7, W13
4	Quiz	2	5	C1-C2	10%	0	-
5	Final Exam	1	60	C3	50%	60%	W17
	Overall Total				100	100	