

BACHELOR OF SCIENCE (HONS) IN REAL ESTATE (TOP UP) AWARDED BY BIRMINGHAM CITY UNIVERSITY (BCU)

PROGRAMME SPECIFICATION

PROGRAMME PHILOSOPHY AND AIMS

The BSc (Hons) Real Estate (Top Up) degree is designed to provide practising professionals in Singapore with enhanced technical knowledge and understanding in order to progress their careers, balancing this with the ability to think critically, reason, analyse, research and evaluate, the skills associated with higher education. Thus the programme provides both the life skills and technical knowledge necessary to further pursue a professional career within the realm of real estate.

The work of the real-estate professional is diverse and constantly responding to change. Knowledge and technical skills combine with strategic thinking and interpersonal and communications skills. This programme complements students' prior learning in the Advanced Diploma, leading students through the life of property from its conception and planning, design and construction, purchase and sale, use and occupation, maintenance and management through to its eventual demolition and redevelopment. The course also engenders an appreciation of the world of business and commerce in which property assets exist and the personal and corporate management skills needed to take part in that world. The course delivers the necessary context, knowledge base and transferable skills for the real-estate professional.

The programme aims to provide learners with:

- a learning experience that integrates the academic and vocational elements of estate management so that students are able to develop their understanding and powers of critical analysis;
- added value by facilitating the acquisition, development and enhancement of the requisite transferable skills to enable them to succeed in professional practice;
- a knowledge, understanding and critical awareness of the theory and practice of estate management and the analytical skills necessary to tackle problems encountered in this wide-ranging field;
- a thorough understanding of the economic, legal, social, political, business management and financial aspects of estate management;
- a critical awareness of the human and community problems of land use, appraisal, allocation and management taking into account, where appropriate, an understanding of wider international concepts.

Intended learning outcomes and the means by which they are achieved and demonstrated:

Learning Outcomes

1. Knowledge and Understanding

KU1. the concepts, materials and processes used in the design and construction of simple buildings; the technology of services installations for low-rise domestic buildings and technical and legal constraints; an analytical and systematic approach to the identification, diagnosis and remedial methods appropriate to a range of building types and their defects;

KU2. basic contract administrative procedures, from inception to final accounts, relating both to the production of buildings and their use, occupation and maintenance;

KU3. legal systems with particular reference to contract, tort, land and administrative law as it relates to buildings and land use;

KU4. construction and economic theories, their application and relevance to life-cycle costing, maintenance and repair of buildings, land use and agency;

KU5. business management systems and techniques appropriate to Real Estate Surveying;

KU6. information technology including the use of contemporary software systems and on-line resources;

KU7. techniques for collecting, analysing, manipulating and interpreting data;

KU8. Construction technology and the property development process.

2. Intellectual Skills

IS1. analyse, critically evaluate and produce sound synthesis of the interrelating issues concerned with building and real estate surveying;

IS2. use information proficiently and materials from a variety of sources;

IS3. transfer learning study skills to new fields of the programme discipline;

IS4. apply technical, economic, legal and other knowledge, theories and concepts to a diverse range of practical issues and problems;

IS5. make reflective and critical judgements about the merits of differing approaches to problem solving;

IS6. expose the strengths and weaknesses of technical and legal solutions, make and present a reasoned choice between them and offer alternatives.

3. Practical Skills

PS1. act independently in constructing own learning models, plan and undertake tasks including working to deadlines, and accept accountability for own learning decisions;

PS2. reflect on and appraise learning needs and adopt appropriate learning strategies;

PS3. identify accurately and proficiently the issues which require research;

PS4. apply effectively appropriate methodologies to a major, active learning project, using primary and secondary, paper and electronic sources;

PS5. collect relevant information, assimilate knowledge, marshal a coherent and rational argument, and relate theory and practice;

PS6. undertake, with guidance, speculation and exploration, seeking and making use of feedback;

PS7. develop forward looking commercial thinking to enable swift and successful career development;

PS8. draw independent conclusions based on analytical and critical assessment of argument, opinion and data;

4. Transferable/Key Skills

TS1. understand and use with expertise and precision, orally and in writing, the English language in relation to issues within the real estate surveying profession

TS2. make effective oral and written presentations which are coherent and comprehensible to others

TS3. work with, and relate effectively to, others

TS4. manage time and prioritise workloads

TS5. access and make appropriate use of relevant numerical and statistical information

TS6. make effective use of relevant information technology, including a word- processing package, a spreadsheet package, the World Wide Web, e-mail, and electronic information retrieval systems

TS7. understand career opportunities and begin to plan a career path

TS8. show confidence and self-awareness, reflect on own learning, be self-reliant and constructively self-critical

Learning teaching, and assessment methods used

1. Knowledge and understanding

Knowledge and understanding are acquired through formal lectures, seminars and other directed independent learning activities.

Knowledge is assessed, formatively and summatively, by a number of methods, including discussion, question and answer, web hosted forums, formal and informal tutorials, seminars, coursework, examinations (seen and unseen, open and closed book) and project work.

Assessment criteria are published at course and module level. Minimum standards of referencing are specified.

2. Intellectual skills

A range of real and theoretical case studies and problem-based learning scenarios are used across many subject areas and provides the major focus at final level.

Assessment includes individual and group presentations (oral and written), seminars, coursework and examinations (seen and unseen, open and closed book).

3. Practical skills

The acquisition of research skills is central to the learning strategy of the programme. Initiative and independence are fostered throughout, and develop incrementally as the course progresses.

Emphasis is placed on guided, self-directed and student-centred learning, with increasing independence of approach, thought and process.

Learners are encouraged to plan their own work schedules and are required to meet strict deadlines.

Diaries of work may be required in some modules, particularly project-based modules. Learners undertake an Honours Research Project in the final year.

4. Transferable/key skills

Transferable/core competencies are core to the learning strategy of the programme. They are pervasive, and are incorporated into modules and assessments as appropriate, e.g. team-working skills are fostered via seminars and other group-work.

The use of information technology is implicit and supported throughout the course, and is compulsory for some aspects of assessment.

Assessment methods include group-work, presentations, coursework, comprehensive study project and examinations (seen and unseen, open and closed-book).

PROGRAMME SYNOPSIS

1. Inter Professional Project

- Written group proposal
- Group presentation
- Produce an individual reflective report and action plan for future development.
- Interpretation of client brief
- Teamwork and interpersonal skills,
- Appreciation of different ways of working
- Report writing and presentation skills
- Critical self-reflection on personal and professional development needs

2. Corporate Real Estate Management

- Overview of corporate real estate management
- Real estate management and corporate strategy
- Strategic real estate decisions
- Workspace management and performance standards
- Facilities maintenance management and benchmarking
- Outsourcing
- Corporate social responsibility and real estate

3. Portfolio Decision Making

- Overview of investment management process
- Quantitative methods of investment analysis
- Theory of portfolio formation
- Portfolio risk and diversification
- Capital asset pricing model (CAPM)
- Property stocks valuation and investment decisions making
- Essentials of options and pricing, portfolio management and evaluation

4. Professional Practice and Managerial Skills

- Personal skills for project management such as time management, leadership, motivation, communication, conflict management
- Practical and technical skills such as - stakeholder analysis, risk, law/legal implications/health and safety, planning processes, programming, procurement, cost/financial analysis, sustainability

- Ethical principles & rules of conduct relevant to professional practice and professional body requirements.

5. Advanced Applied Valuation

- General introduction to the valuation of specialist assets
- Petrol filling stations
- Nursing homes
- Contaminated land
- Multi-tenanted property
- Agricultural property
- Local authority assets
- Public houses and hotels
- Module review and plenary session

6. Valuation and Law

- Compulsory purchase: assessment of compensation claims for freehold and leasehold interests in landed property, claims for disturbance, severance, injurious affection and depreciation;
- Planning compensation: assessment of compensation claims for adverse planning decisions.
- Business tenancies: law and valuation for rent review, law and valuation the termination & renewal of leases.

7. Honours Research Project

- Research skills
- What is research, data collection/research techniques, research ethics, developing and delivering a research strategy,
- Writing interview questions and opportunity to conduct dummy interviews,
- Development of questionnaires/surveys and chance to test them,
- Opportunity to do site observations, make field notes, mapping skills.
- Individual research report/paper
- How to write an academic paper/technical report, referencing
- Methods of analysis,
- Specialist session/guest lectures on specific topic areas as required
- Individual research into agreed project