

Module Outline

Module Code : RE3806
Module Title : Advanced Real Estate Valuation
Semester : Semester 2, Academic Year 2022/2023
Faculty : A/Prof Yu Shi Ming & Ms Kwang Heng Lee (Adjunct Senior Lecturer)
Department : Real Estate
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Overview

This module presents theoretical and practical issues relating to the role of valuation in real estate investment and development decisions, especially in investment valuation and market valuation. It aims to help students understand how the various methods of valuation are applied to different types of properties taking into consideration the purposes of valuation such as investment, divestiture, mortgage and insurance. Advanced topics include valuation of air and subterranean rights; specialised premises such as hospitals; recreational premises and hotels; and asset valuation for incorporation in financial statements. This module will be supported by relevant case studies and sharing sessions by practitioners.

Learning Outcomes

Through this module, students will be able to:

- Develop Individual competency in excel
- Apply valuation of wide range of commercial properties
- Valuation & finance
- Apply valuation of special properties including hotels
- Special interests valuation
- Understand other valuation aspects
- Understand AVM and impact of technology
- Display professionalism in valuation

Module Prerequisite(s)

RE3702 Property Tax and Statutory Valuation

Module Preclusion(s)

Nil

General Guide & Reading

This is not an exhaustive list. From time to time, I will be providing reading materials – newspaper articles, journal papers, chapters from books etc. Most importantly, keeping yourself updated about the market and the profession is fundamental for valuation.

- Real estate finance and investments: risks and opportunities (2011) by Peter Linneman
- Valuation of Hotels for Investors (2008) by David Harper
- Property Valuation: The Five Methods (2008) by Douglas Scarrett
- Global trends in real estate finance (2010) edited by Graeme Newell and Karen Sieracki
- Hotel Market Analysis and Valuation (2012) by Stephen Rushmore and Stephen Rushmore, Jr.
- Global Property Investment (2012) by Andrew Baum and David Hartzell

Tentative Schedule & Outline

Lesson/ Week	Date	Topic	Activity (preparation / cases & assignments / follow-up readings & resources)
1	Jan 9 - 13	Introduction – revision of concepts, approaches & methods (KHL)	Issue of Group Project Brief
2	Jan 16 - 20	Development appraisal – Planning, legal and financial parameters (KHL)	
3	Jan 23 - 27 *CNY Holiday 22-24 Jan (Mon/Tue)	Valuation for Collective Sale - Development appraisal - Land value - Comment on method of apportionment (KHL)	Tutorials will start in Week 4
4	Jan 30 - Feb 3	Advanced income method (DCF) (KHL)	Tutorial 1: use of excel for residual & income methods
5	Feb 6 - 10	Valuation of commercial & industrial properties (KHL)	Tutorial 1 (KHL)
6	Feb 13 - 17	Valuation of special properties (KHL)	Tutorial 2 (KHL)
RECESS WEEK 18 FEBRUARY – 26 FEBRUARY 2023			
7	Feb 27 - Mar 3	Valuation of REITs & financial reporting (YSM)	Tutorial 2 (KHL)
8	Mar 6 - 10	Valuation of hotels (YSM)	
9	Mar 13 - 17	Valuation of special interests e.g. air & subterranean-rights (YSM)	Tutorial 3 (YSM)
10	Mar 20 - 24	Valuation of intangible assets, business and plant & equipment	Tutorial 3 (YSM)
11	Mar 27 - 31	Valuation research & AVM (YSM)	Tutorial 4 (YSM); Group project due (5 Apr 2023)
12	Apr 3 - 7 *Good Friday 7 Apr (Fri)	Professional practice & Valuer as expert witness (YSM)	Tutorial 4 (YSM)
13	Apr 10 - 14	Revision	Group Project Presentation
READING WEEK 15 – 23 APRIL 2023			
MAIN EXAMINATION 24 APRIL – 6 MAY 2023			

Assessment

Assessment Components	Weightage (%)
Group Project	40
Participation in Tutorial	10
Open Book Examination	50
Total	100

Academic Honesty & Plagiarism

Academic integrity and honesty is essential for the pursuit and acquisition of knowledge. The University and School expect every student to uphold academic integrity & honesty at all times. Academic dishonesty is any misrepresentation with the intent to deceive, or failure to acknowledge the source, or falsification of information, or inaccuracy of statements, or cheating at examinations/tests, or inappropriate use of resources.

Plagiarism is “the practice of taking someone else’s work or ideas and passing them off as one’ own” (The New Oxford Dictionary of English). The University and School will not condone plagiarism. Students should adopt this rule - You have the obligation to make clear to the assessor which is your own work, and which is the work of others. Otherwise, your assessor is entitled to assume that everything being presented for assessment is being presented as entirely your own work. This is a minimum standard. In case of any doubt, you should consult your instructor.

Additional guidance is available at:

- <http://www.nus.edu.sg/registrar/administrative-policies-procedures/acceptance-record#NUSCodeofStudentConduct>
- <http://nus.edu.sg/osa/resources/code-of-student-conduct>

About me

Yu Shi Ming has been with the Department of Real Estate, National University of Singapore, for more than 40 years. He obtained his Dip Urban Valuation (Honours) under the Colombo Plan Scholarship from the University of Auckland, the MSc (Urban Land Appraisal) (Distinction) and PhD from the University of Reading. He was the Head of the Department from 2007-2013 and 2018-2019; Vice-Dean of the School of Design and Environment from 2000-2007. He served on the HDB Board (2009-2015), Council for Estate Agencies (2010-2016), Valuation Review Board (2000-2010) and West Coast Town Council (1990-present). He was awarded the Public Service Star (2017), Public Service Medal (2002) and the MND medallion (2015 and 2016). He was the President of the Singapore Institute of Surveyors and Valuers (SISV) (1996-7) and is a Fellow of the SISV and Royal Institution of Chartered Surveyors (RICS). His publications cover various areas in real estate: housing, valuation, development and management and a co-author of “Singapore real estate: 50 years of transformation”.

Heng Lee KWANG is the Director of Valuation and heads PREMAS Valuers & Property Consultants Pte Ltd (PREMAS Valuers) which is a wholly owned subsidiary of the Cushman & Wakefield group. She is currently also a senior adjunct lecturer in the National University of Singapore, and 2nd Vice President of Valuation & General Practice Division and the Chairperson of the Valuation Committee in the national professional body, Singapore Institute of Surveyors and Valuers (SISV).

She has worked as a trainee in the New Zealand Valuation Department while pursuing her degree in the University of Auckland, New Zealand. In Singapore, she started work in the public sector (Inland Revenue Authority of Singapore) before furthering her career as a valuer in the private sector. In her private sector’s experience, Heng Lee has built-up the valuation services for her company and has also taken care of the leasing unit to market retail spaces for the landlords. Heng Lee has managed a team of Valuers and also personally carried out valuation and advisory work for residential properties, commercial properties, industrial properties and specialized properties such as the international cruise centre, Singapore Flyer, museums, international schools, driving center and, petrol stations. In addition, she has also acted in the capacity of an expert witness for legal cases pertaining to valuation matters.