

Course Outline

Course Code : RE2704
Course Title : Principles of Real Estate Valuation
Semester : Semester 2, Academic Year 2023/2024
Faculty : Wong Khei Mie, Grace & Sing Tien Foo
Department : Real Estate
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Overview

The course introduces students to theories that underpin real property valuation to develop an appreciation of fundamental concepts and principles of valuation. It includes a critical review of value theory, valuation theory and concepts of market value. Building from the fundamentals, various methods of real estate valuation are introduced. Topics include: nature and scope of valuation; concepts of value, particularly open market value and fair market value; foundations of valuation; role and functions of the valuer; characteristics of property and the property market; market study and valuation; the valuation process; professional standards and valuation report; and, the methods of valuation.

Learning Outcomes

Through this course, students will acquire an:

- Understanding fundamentals of real estate & valuation
- Understanding fundamentals of concept of value
- Understanding market value and different bases of valuation
- Understanding the what, why and how of valuation
- Understanding the basic methods of valuation
- Understanding
 - a. the principles and rationale of the various methods of valuations
 - b. applications
 - c. methodology
- Understanding of professional valuation practice

Course Prerequisite(s)

Nil

Course Preclusion(s)

Nil

General Guide & Reading

- Shilling, J. Real Estate, South-Western, 13th edition.
- Appraisal Institute, The Appraisal of Real Estate, Appraisal Institute, 13th edition
- Appraisal Institute, Real Estate Valuation in Global Markets, ed. Geltuch and Park, 2nd edition.
- Boykin and Ring, The Valuation of Real Estate, Prentice Hall, 4th edition.
- Various Valuation Standards and Guidelines, RICS, SISV
- Daily press and other media on real estate (to keep tab on land and property prices and values)

Tentative Schedule & Outline

Week	Date	Topic	Activity
1	15 – 19 Jan	What is real estate?	
2	22 – 26 Jan	Theories & Concepts of Value	
3	29 Jan – 2 Feb	Real Estate Valuation & Open Market Value	Tutorial 1 (Odd)
4	5 – 9 Feb <i>CNY: 10 – 11 Feb. Following Monday is a PH.</i>	Principles & Process of Real Estate Valuation	Tutorial 1 (Even)
5	12 – 16 Feb <i>12 Feb PH (see above)</i>	Valuation as a Profession & Challenges	Tutorial 2 (Odd)
6	19 – 23 Feb	Guest Lecture	Tutorial 2 (Even)
	24 Feb – 3 Mar	RECESS WEEK	
7	4 – 9 Mar	Introduction to Methods of Valuation	
8	11 – 15 Mar	Direct Comparison Method	<ul style="list-style-type: none"> • Tutorial 3 (Even) • Project Brief
9	18 – 22 Mar	Income Methods	Tutorial 3 (Odd)
10	25 – 29 Mar <i>28 Mar: NUS Well-Being Day</i> <i>29 Mar: Good Friday</i>	Profit Methods	Tutorial 4 (Even)
11	1 – 5 Apr	Cost and Residual Methods	Tutorial 4 (Old)
12	8 – 12 Apr <i>10 Apr: Hari Raya Puasa</i>	DCF and Other Income Approaches	Project submission
13	15 – 19 Apr	Course review (wrap-up)	
	20 – 26 Apr	READING WEEK	
	27 Apr – 11 May <i>1 May: Labour Day</i>	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
• Participation in Tutorials (GW)	20
• Participation in Tutorials (STF)	10
• Group Project – Case Study	20
• E-Exam (Open Book)	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

Grace K.M. WONG is a Senior Lecturer at the School of Business, National University of Singapore. Her academic qualifications include B.Sc. (Estate Management) (Honours) and M.Sc. (Property & Maintenance Management) at NUS, as well as MPhil (Housing Economics) and PhD (Housing Economics) at University of Cambridge, UK. Since 1989 when she first joined NUS, Dr. Wong has taught a wide range of core, elective and GEM modules, and has won numerous teaching awards including NUS Annual Teaching Excellence Awards, School of Design & Environment Teaching Excellence Awards as well as GEM and SS Incentive Scheme Awards. Dr. Wong is an Alumnus of the NUS Teaching Academy as well as Member of the School of Business Teaching Excellence Council. Her teaching research publications, which focus on her pedagogical initiatives, are featured in *Ideas on Teaching*, *CDTL Brief*, *CDTLink*, *Teaching Connections* as well as in conferences for teaching and learning in higher education.

Sing Tien Foo is a Professor of Real Estate at the Department of Real Estate, NUS Business School, and Director at the Institute of Real Estate and Urban Studies (IREUS) at the National University of Singapore (NUS). He co-authors the books: "Kiasunomics: Storeys of Singaporean Economic Behaviours," "Singapore Real Estate: 50 Years of Transformation," and "Kiasunomics 2: Kiasunomics 2: Economic Insights for Everyday Life."

He teaches real estate finance, real estate securitization, real estate investment, property tax, and statutory valuation at both the undergraduate and post-graduate levels.

Tien Foo obtained his Doctor of Philosophy degree from the University of Cambridge, U.K., under the Cambridge Commonwealth Trust scholarship and the Overseas Research Students award. He also holds a Master of Philosophy degree in Land Economy from the University of Cambridge, UK, and a Bachelor of Science degree in Estate Management with 1st Class Honours from the National University of Singapore.