

CourseReg Exercise for AY2025/26 Semester 2

Course Registration Guide for

BSc (Real Estate) Programme (Cohort 2023 & earlier)

[Note: "BIZ"/"RE" courses in this document refer to courses offered by Business School]

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1) **Academic Plan Application / Declaration (APAD)**

- a) APAD exercise allows students to declare an Open 2nd Majors and/or Open Minors, so that they are assigned the appropriate Curricular Priority for their course choices in CourseReg.
- b) Students should complete APAD **24 hours before** participating in the course registration exercise. APAD schedule can be found on the [CourseReg website](#).
- c) Students can declare their Academic Plan **only once** every semester. Any changes can only be made at the next APAD exercise in the following semester. The administrators are strictly not allowed to amend the students' specialisation/2nd major/minor during CourseReg exercise.
- d) Please refer to the email from Registrar's Communications with regards to application timeline (November & April) for [Restricted Second Major/Minor](#).
- e) Any open 2nd Major/Minor must be declared by your **5th** semester.
- f) Please refer to the [user guide](#) for details on how to make your declaration.
- g) If you are keen to opt for **Real Estate Finance (REF) Specialisation**, there is no need for you to declare during APAD. Should you have informed UG Office (zainabag@nus.edu.sg) your intention to specialise in REF, we would have updated your specialisation in your record. If you decide to withdraw from REF or graduate with REF, please email Ms Zainab (zainabag@nus.edu.sg).
- h) Should you have any issues or queries on academic declaration, please contact:

CourseReg Helpdesk (during CourseReg Exercise only)

Hotline: 6516-5860

9:00am - 6:00pm (Mon to Thu)

9:00am - 5:30pm (Fri)

Alternatively, you can submit an online CourseReg Enquiries Form [here](#).

2) **Appeal:**

- a) All appeals must be made through [CourseReg@EduRec](#) under the appropriate [appeal type](#) (refer to table below).
- b) Students should participate in CourseReg exercise to select courses during all rounds. **BIZ Undergraduate Office (“BIZ UG Office”) will review the appeals submitted under “Unable to Secure Course” after Round 3.** All appeals for courses made under inappropriate appeal types will be rejected.
- c) Appeals made outside of the CourseReg@EduRec (e.g., email/walk-in/phone) will not be processed. Similarly, appeals made through faculty members (i.e., course coordinators, instructors) will not be considered.

Appeal Types in CourseReg System

(Check their start and end date on [CourseReg website](#))

Appeal Type	Approve by	When to use
Unable to fulfil Requisites	Host Faculty	BIZ takes a firm position of not waiving pre-requisites for any courses. If you have a valid ground for pre-requisite/preclusion waiver , please provide supporting documents (e.g. course outline) in a single PDF file not exceeding 500kb for our review.
Unable to secure course	Host Faculty	You could not get the course you need after Round 3 . The outcome of your appeal is depending on vacancies available.

Change Admin Allocated Classes	Host Faculty	To request for dropping of courses pre-allocated by the administrators (i.e., not droppable by students). e.g., GEA1000. The appeal will be routed to the host faculty.
<u>Max Workload Waiver</u>	Home Faculty	<p>Please attach your full study plan from first to graduating semester (list down every course by semester totalling up to min 160 Units); and any other relevant supporting documents in a single PDF file not exceeding 500kb.</p> <p>For example, if you are requesting for max workload waiver in your graduating semester due to a job offer, the employment contract issued in the company's letterhead must show the HR contact, your signature, name, date of acceptance as well as starting date.</p> <p>Every max workload request will be carefully considered. Please do not submit repeated appeals unless you have fresh supporting documents/information.</p>
<u>Min Workload Waiver</u>	Home Faculty	<p>Please attach your full study plan from first to graduating semester (list down all courses by semester, totalling up to min 160 Units); and any other supporting documents in a single PDF file not exceeding 500kb.</p> <p>If you are appealing to underload <u>due to internship</u>, please also include in the same PDF file your signed internship contract (issued with the company's letterhead) indicating acceptance, with the internship duration clearly stated.</p>
Change Lecture Class	Host Faculty	<p>We will only consider change to a smaller class within the <u>same course</u> that still has vacancy after Round 3.</p> <p>Do <u>NOT</u> use this appeal type to request for a change to another course. For example, we will not approve your appeal to change from RE2702 to RE2705. If you cannot take RE2702, please drop it and try to register for RE2705.</p>
Add/Change Tutorial Class	Host Faculty	After all tutorial selection rounds have ended: you still do not have a tutorial class or wish to switch to a smaller class.

3) **DDP/CDP-related matters**

For queries on the programme requirements and courses for your **non-Real Estate degree**, please contact the other faculty's administrators. Otherwise, please approach Ms Zainab Abdul Ghani at zainabag@nus.edu.sg.

4) **Dropping of BIZ/RE courses**

- Students may drop BIZ/RE courses on their own during CourseReg rounds, unless they have been set as non-droppable (e.g. STR courses, courses obtained through appeal/swapping).
- If you need to drop a non-droppable course to register for another course, please appeal in CourseReg System using appeal type "*Change Admin Allocated Classes*" (leave the new class section empty). Once the course has been approved to drop, please register for the other course on your own.
- Courses obtained through appeal or swapping are not droppable. You may drop such courses with a "W" grade (Withdrawal) after CourseReg Exercise is over.**

- d) You will not be able to drop a course if your total workload is below 18 Units **from Round 3** unless you have been granted a minimum workload waiver.
- e) Pre-allocated **BIZ** courses are droppable on your own, except for the following:
 - i. Career Creation Starter (STR1000/2000) <= *only applicable to cohort 2022 onwards*
 - ii. Level-1000 RE/BIZ essential courses
- f) All courses dropped are irrevocable. If you have dropped a course (whether by accident or not) but later want it back, please attempt to select the course on your own in the CourseReg rounds.
- g) Students are NOT allowed to be reassign the dropped courses, or request for transfer of the dropped courses to another student.
- h) If you wish to drop courses due to credit-bearing internship, please ensure the BI course is allocated to you before dropping the course(s). Students are still bound by the **maximum workload limit of 27 units** in the remaining semesters.
- i) **Important:** All students must adhere to the drop penalty period. BIZ is unable to waive the 'W' or 'F' grade for any late requests.

5) Design-Your-Own-Course (DYOC)

- a) **Important:** From AY2025/26, students will no longer be able to gain course units through enrolling in and completing edX courses under DYOC.
- b) DYOC is optional and can only meet your Unrestricted Elective (UE) requirements.
- c) Students are not allowed to read more than 8 Units of DYOCs during their candidature.
- d) DYOC via Groupwork:
 - i. Please refer to the website for the application timeline and user guide.
 - ii. You may email Mr Low Joon Kiat (bizljk@nus.edu.sg) for enquiries regarding DYOC (Group) application hosted by BIZ.
- e) Please refer to this link for the Frequently Asked Questions on the DYOC Scheme.
- f) For general information on DYOC, please write to pyobox31@nus.edu.sg.

6) 'Honour' Declaration for Courses Completed on Student Exchange Programme (SEP)

- a) Students must complete the honour declaration for courses completed (read & passed) during SEP.
- b) UG Office is unable to adjust the degree level or grant requisite waiver for students who did not complete the honour declaration.
- c) For details, please read the email announcement from University Registrar's Communications **[Course Registration Exercise (Round 1 to 3) for Semester 2 of AY2025/26]**.
- d) Please click here for the step-by-step guide to complete the declaration process.
- e) **Important:** Students are not supposed to register/re-take courses that they have completed during SEP/Winter/Summer programme/pending credit transfer.
- f) Should students make false declarations or retake/register for a course that already gain credit transfer from SEP/Winter/Summer programme, the course enrolled at NUS will be dropped with penalty.
- g) For queries regarding course mapping or credit transfer, please email biz-ug-global@nus.edu.sg.

7) Issues with using CourseReg

You will not be able to use CourseReg if any of following applies:

- a) Have not completed your academic plan declaration.
- b) Negative Service Indicator (NSI)

c) Inactive status (e.g., [LOA](#) / [SEP](#) / [NOC](#))

NSI

- There will be no course pre-allocation for students are tagged with a Negative Service Indicator (NSI).
- UG Office is unable to lift or override any NSIs. Students must resolve the NSI before proceeding to register for courses.
- If an active NSI is due to the following:
- **Incompletion of compulsory e-courses** “A Culture of Respect and Consent” and/or “Student Essentials”, please complete them as soon as possible. If you have queries or need further clarifications, please contact the Office of Student Conduct at: studentconduct@nus.edu.sg.
- **Outstanding fees or library fines**, please approach the [Office of Finance](#) or one of the libraries to pay the outstanding fees. The NSI may take a few working days to be lifted after you have paid the outstanding amounts.
- Once the NSI is lifted, please complete the [Academic Plan Declaration](#) and participate in CourseReg to select courses to fulfil your semestral workload. No courses will be pre-allocated once CourseReg Exercise starts

LOA

- **Important:** Students who are not reading any courses should apply for semester-long [Leave of Absence \(LOA\)](#) before Week 1. *If you have met the graduation requirements therefore not reading any courses, please notify Ms Karen Lam (karen.lam@nus.edu.sg).*
- Any LOA application that is made after Instructional Week 2 will be charged full semester fees. Fee waiver will not be considered unless it is due to extenuating situation (e.g. medical reason) and supported with relevant documents.
- Incomplete LOA application (e.g. lack of supporting documents) will not be rejected and students are still liable to pay the semester fees.
- Once your semester-long LOA is approved, all courses for the semester will be dropped by the system.
- Students who intend to apply for semester-long LOA should refrain from register for courses so that the course vacancies can be filled by other students.
- If you are returning from LOA, your status will be reverted to ‘Active’ for the new semester. No further action is required from you unless you were on LOA due to Medical Reasons.
- In the event you are returning from LOA due to Medical Reasons, please approach the [University Health Centre \(UHC\)](#) to request for a “fitness-to-resume-studies” assessment. Students must also be certified fit to resume studies before he/she can start attending classes. *Should this require an assessment by Counsellors/Psychiatrists from UCS, this process might take 1 month or more, so you are advised to approach UHC/UCS early prior to the start of the next semester.*
- Should your status still reflected as ‘On Leave’ despite your LOA has ended, please write to coursereg@nus.edu.sg as soon as possible.

- For general information on LOA (application deadline, fees, etc), please click [here](#). Otherwise, please email Ms Karen Au (bizauk@nus.edu.sg) or Mr Liang Wai Loon (walloon@nus.edu.sg) queries relating to LOA.

SEP

Students who are embarking on SEP will not be able to register for courses at NUS. If you are taking part in a partial local exchange programme (SUSEP), please email biz-ug-global@nus.edu.sg to update your record so that you can select NUS courses.

NOC

If you are going for or currently on NUS Overseas Colleges (NOC) programme, please inform us early so that we can drop your pre-allocated courses. Please include your Student ID in your email to Mr Low Joon Kiat (bizljk@nus.edu.sg).

8)

Canvas

- Course information in Canvas is not real-time but will be synced only after each CourseReg round and at least 1 day after adding/dropping from Round 3 onwards. In the meantime, please use *CourseReg@EduRec > View My Classes* to check whether a course has been allocated or dropped.
- Should you need help with Canvas, please contact its [helpdesk](#) directly.
- If you have questions regarding course content published on Canvas, please consult the respective [course coordinators](#).

9)

Minor and 2nd Major programmes

- Students may pursue a 2nd major or minor with Unrestricted Elective (UE) courses bearing in mind that there are only 28 units of UE space for BSc (RE) programme.
- Any restricted 2nd major or minor application should be submitted by your 4th semester and must be declared by 5th semester. Students are not allowed to apply/declare a 2nd major or minor after their 5th semester.
- Application to the restricted Minors or 2nd Majors are handled by the respective host departments. If you wish to know more about the application or requirements of a Minor or 2nd Major, please visit its website or check directly with the faculty/department who offers the programme.
- General information on Minor:** <https://www.nus.edu.sg/registrar/academic-information-policies/undergraduate-students/special-programmes/minor-programmes>
- General information on 2nd Major:** <https://www.nus.edu.sg/registrar/academic-information-policies/undergraduate-students/special-programmes/double-major-programmes>
- You may drop your Minor or 2nd Major during [Academic Plan Declaration](#). After you have withdrawn from the Minor or 2nd Major, the courses associated with the Minor or 2nd Major will continue to count towards your Grade Point Average (GPA).
- To check whether you have completed the requirements of a Minor or 2nd Major, please use the [Graduation Audit Report](#).
- Please check the respective 2nd Major / Minor programme's website whether any BIZ courses are recognised to meet its requirements or consult the [host faculty/department](#).

10) Mode of Teaching

- a) The University default mode of teaching is face-to-face (F2F), except the lectures of those courses in which instructors are developing Blended Learning as part of university plan to create high-quality, integrated e-learning materials to enhance learning flexibility and effectiveness.
- b) The onus on students to ensure that they can attend F2F lesson throughout the semester. Students who are unable to return to Singapore or attend classes in person will be required to apply for LOA. *Refer to point 7.*
- c) Internship/employment commitment cannot be used as a valid reason of absence.
- d) There will be no provision of online/hybrid class or recorded lessons for regular courses.

11) Courses:**a) ES1000 Foundation Academic English / ES1103 English for Academic Purposes**

If you need to read any of these courses, please approach [CELC](#) directly if you have any questions. These courses are not offered nor allocated by BIZ. Students who required to read ES1000 or ES1103 must complete the course(s) before reading **ES2002**.

Important: **ES2007D Professional Communication** will no longer be offered. Students who have yet complete **ES2007D** should register for [ES2002 Business Communication for Leaders](#) during CourseReg Rounds.

b) General Education (GE) Courses

- Most of the GE courses are only opened from Round 2.
- Courses with prefixes such as **GEH, GEQ, GER, GES and GET** are read by [students admitted before AY2021-22](#).
- **GEQ1000 Asking Questions** (for students admitted before AY2021/22) has been discontinued. Students who have yet to complete GEQ1000 will be pre-allocated with **DTK1234 Design Thinking** instead. For all queries and appeals relating to DTK1234 or the Asking Question pillar requirement, please write to askq@nus.edu.sg directly. DTK1234 is neither offered nor pre-allocated by the BIZ.
- [Students Admitted from AY2021-22 onwards](#), please click [here](#) to view the list of courses approved under the enhanced General Education curriculum consists of 6 pillars (**GEC, GEX, GEA, GEI, GESS and GEN**).
- **GEA1000 Quantitative Reasoning with Data** is neither offered/pre-allocated by BIZ. For all queries and requests relating to GEA1000, please contact qradmin@nus.edu.sg directly.
- [Communities & Engagement Pillar \(C&E\)](#) GEN service-learning courses are year-long with workload spread over two semesters.
- **DAO1704/X Decision Analytics using Spreadsheets** is now an approved non-GEI coded courses under Digital Literacy pillar.
- Students are strongly encouraged to complete the GE requirements by year 3.

c) Level-1000 Courses Limit

- Students are allowed to read up to 60 Units of level-1000 courses for each degree. Refer to OUR [website](#).
- Students who exceed [level-1000 course limit](#) will have to make up for any shortfall in the degree requirements with higher-level course(s).
- The grades for the excess level-1000 courses will still be computed into your GPA.

- Please use the [Graduation Audit Report and What-If Report](#) to check the level-1000 limit. You may approach Ms [Karen Lam](#) if you have any issues on this.

d) **BSc(RE) Courses** offered in AY2025/26, Semester 2 are as follows: -

Level -1000	Level-2000	Level-3000	Level-4000
RE1702(DAO1704*) MKT1705*(RE3704)	RE2702* RE2704 (RE3706*) RE2705* FIN2704*(RE2706) RE2707 (RE3810) DAO2702*(RE2708)	RE3701* RE3702 (RE4811) RE3705* (RE2701) PE courses RE3901^	RE4701* RE4702* RE4711 RE4712 PE courses RE4806 RE4807 RE4808

*Offered in both Semester 1 & 2

- **Important:** **Cohort 2023 RST students** (regardless or existing or new BBA curriculum) should register and read the BIZ courses (DAO1704, BSP1702, BSP1703, ACC1701, ES2002, FIN2704, DAO2702).
- **Important:** **RE4702** will be last offered in AY2025/26, Semester 2. Students who have yet to read RE4702 must complete the course by Semester 2.
- **RE3703** has been discontinued. Students who have yet to complete the course should email Mr Liang Wai Loon (wailoon@nus.edu.sg) to enrol the course through Independence Study Course (ISC). (*Application is needed, deadline end of NUS Week 1*)
- **RE3901^** only students who have completed RE2701 are eligible to RE3901.
- Students who have yet to complete **RE3704** will have to read **MKT1705A/B/C/D** as substitute.
- **RE3905 Economics of Sustainability** is an elective under BBA Finance major. The course is currently not recognised as Real Estate programme elective (PE).

Pre-2023 cohort RST students who have yet to complete RE1702, RE1703, RE1704, RE1705, RE1706, RE2701, RE2704, RE2706, RE2708 will have to read the following BIZ substitute courses:

BSc (RE) Essential Courses	Substituted by equivalent BIZ Courses
RE1702* <i>Real Estate Data Analytics</i>	DAO1704 <i>Decision Analytics Using Spreadsheets</i>
RE1703* <i>Principles of Law for Real Estate</i>	BSP1702 <i>Legal Environment of Business</i>
RE1704* <i>Principles of Real Estate Economics</i>	BSP1703 <i>Managerial Economics</i>
RE1705* <i>Real Estate Finance & Accounting</i>	ACC1701 <i>Accounting for Decision Makers</i>
ES2007D** <i>Professional Communication</i>	ES2002 <i>Business Communication for Leaders</i>
RE2706* <i>Real Estate and Infrastructure Finance</i>	FIN2704 <i>Finance</i>
RE2708* <i>Computational Thinking and Programming for Real Estate</i>	DAO2702 <i>Programming for Business Analytics</i>
RE3704 <i>Real Estate Marketing</i>	MKT1705 <i>Principles of Marketing</i>

*Please email Ms Zainab Abdul Ghani (zainabag@nus.edu.sg) to allocate **RE1702, RE2706, RE2708** course code.

****ES2002** is offered by CELC. Students will have to register for the course during CourseReg Rounds.

Replacement for RE Essential Courses from AY2025/26 Onwards

Existing BSc (RE) Essential Courses	To be replaced by*
RE1706 <i>Design & Construction</i>	RE3808 <i>Design & Construction</i>
RE2701 <i>Urban Planning</i>	RE3705 <i>Urban Planning</i>
RE2704 <i>Introduction to Real Estate Valuation</i>	RE3706 <i>Principles of Real Estate Valuation</i>
RE2707 <i>Asset & Property Management</i>	RE3810 <i>Strategic Asset Management & PropTech</i>
RE3702 <i>Property Tax & Statutory Valuation</i>	RE4811 <i>Statutory & Advanced Real Estate Valuation</i>

- Please email Ms Zainab Abdul Ghani (zainabag@nus.edu.sg) to be allocated **RE2704, RE2707, RE3702**.
- BSc (RE) students who have yet to complete **RE2701** should register and read **RE3705**.

e) Independent Study Courses (ISC)

New: BSc (RE) students can now pursue **RE3751 Independent Study in Real Estate** or **RE4751 Advanced Independent Study in Real Estate** to count towards Programme Elective (maximum 4 units). The inclusion of non-compulsory ISC provides students the opportunity to pursue an in-depth study of a real estate topic/issue independently, under the close supervision and guidance of an instructor (full time faculty member). Please refer BBA website for ISC application procedure at <https://bba.nus.edu.sg/academic-programmes/bba-programme/curriculum-ay2021-2022-2023-2024/> > **Independent Study Courses (ISC)**

f) Business Internship Courses (BI3xxxx)

- **BI3704R Business Internship** is optional. It can only be counted as a Programme Elective (PE) for students taking Real Estate Finance Specialization.
- If you are on credit bearing internship, you can only read up to 4 Units of regular NUS courses concurrently.
- Students should only use CourseReg to register for a regular course after seeking the internship host's agreement to attend classes while on internship. Students should schedule their work around their class hours, and not insist to be put in certain classes to fit your internship.
- Once you have been allocated the BI course in EduRec, please email biz-ug-explearn@nus.edu.sg to drop the excess courses (including any pre-allocated courses) as soon as possible. BIZ is unable to waive the 'W' or 'F' grade for any late drop requests.
- Internship commitment cannot be used as a reason to change class section/ tutorial timing or appeal for a specific course.
- The "minimum 18 Units" requirement for the semester does NOT apply to students on credit bearing internships. Please email biz-ug-explearn@nus.edu.sg, if you have further queries.
- Students who read BI courses during regular semester should plan their studies ahead. Credit bearing internship/LOA should not be used as a reason for maximum workload waiver in the remaining candidature.

- Students are strongly encouraged to complete their undergraduate studies and graduate within normal candidature period. There are repercussions when normal candidature is exceeded, such as tuition fees beyond normal candidature; the planned courses/specialisations, etc, may not be available later, due to transition to new BBA curriculum.
- Students are strictly not allowed to embark on a BI course in their graduating semester.

g) **Career Creation Starter courses ([STR1000](#) / [STR2000](#))**

- **STR courses** are non-academic graduation requirements for cohort 2022 onwards.
- **Important:** **CFG1002** cannot be used to replace **STR1000 & STR2000**.
- Students who failed to obtain CS grade for STR1000 should re-enrol the course again before attending STR2000.
- Due limited vacancy, students who are not allocated STR1000 & STR2000 may have to read them in the following semester.
- Graduating students who have yet to complete & not allocated STR1000/STR2000, please email Mr Low Yik Chyan (yikchyan@nus.edu.sg) before CourseReg Round 1.
- Otherwise, for any requests relating STR1000/STR2000 (add/drop/appeal), please contact the BIZ Career Services Office directly at bizcareers@nus.edu.sg.

12) **Pre-allocation**

- Course pre-allocation is only applicable to freshmen.
- Senior years and transfer students must participate in CourseReg exercises to register for courses, except **Level-1000 RE essential courses** (refer to point #11).
- RE4711** or **RE4712** will only be pre-allocated to students graduating in AY2025/26, Semester 2. Please check with Mr Liong Wai Loon (wailoon@nus.edu.sg), if you have further queries.
- RE4806** will be pre-allocated in Semester 2 to students who are in the Real Estate Finance Specialisation and have met the requirements for RE4806. Please refer to the section on “#16 Specialisation”.
- Please register for tutorials during [Select Tutorials Rounds](#). Students without tutorial will be allocated a tutorial class that still have vacancy after [Add/Swap Tutorials Rounds](#).

13) **Pre-requisite Waiver (use CourseReg appeal type “*Unable to fulfil Requisites*”)**

- No pre-requisites can be waived for any courses offered by BIZ. The course coordinator or instructor of BIZ/RE courses does not have the authority to waive pre-requisites.**
- If you have filed in the ‘Honour’ Declaration for Courses Completed on SEP, those courses that you listed on the mapping table will be assumed passed with grade ‘D’.
Warning: Student who are found to have made false declaration may face disciplinary actions and affected course(s) will be dropped with penalty.
- You should only appeal for pre-requisite check waiver for BIZ/RE course only if you have read the pre-requisite replacements or have been exempted from reading the pre-requisites, for example in special programmes like the DDP/NUSC. Please attach proof of approved substitution/exemption with your appeal (e.g. DDP programme structure).
- A course cannot be read concurrently with its pre-requisite/s unless prior approval has relevantly sought. Point (c) above applies.

- e) Appeals for Pre-requisite Waiver for courses through other channels (e.g. email, instructor) than CourseReg@EduRec will not be reviewed.

14) Promotion (Degree Level)

- a) Students' progress in their course of studies are reflected in their course code (i.e. RST1, RST2, RST3 AND RST4). BIZ UG Office is unable to make manual adjustments to any student's degree level.
- b) Only credits already earned and reflected in the system will be counted. In other words, courses still in progress or with pending results will not be considered. Please understand that we cannot promote you to the next level if you are short of even 1 Unit.

RST1 → RST2 = 40 Units

RST2 → RST3 = 80 Units

RST3 → RST4 = 120 Units

- c) For students who have taken SEP courses but have not been credited yet, please follow the [pseudo \(honour\) declaration](#) process. For further enquiries, please consult the respective [SEP administrators](#).
- d) Students who have just completed NOC but do not have their NOC courses updated in their records should write to the NOC Office, and copy Mr Low Joon Kiat (bizljk@nus.edu.sg).

15) Re-taking a Course

- a) Students must re-take an **essential or compulsory course** if they received a 'F' or 'CU' grade, or a 'U' grade.
- b) Please register for the respective **essential or compulsory courses** during CourseReg exercise as these courses are usually prerequisite for higher level/elective courses.
- c) Students cannot re-take a course if they have already received a passing grade and earned the credits (including credit transfer from SEP/Summer/Winter programme).
- d) If students are found to re-enrol a course that they have passed or earned credit, the course will be dropped with penalty.
- e) Please refer to OUR website for details on the university [Grading System](#).

16) Specialisation

- a) RE4806 will be pre-allocated in Semester 2 only to those Final year students graduating with Real Estate Finance Specialisation (REFS) who met the pre-requisites to REFS. Please refer to [BIZ website](#) for the **Real Estate Finance Specialisation Basket**. You may approach Ms Zainab Abdul Ghani (zainabag@nus.edu.sg) for query regards REFS.
- b) Not all specialisation courses are offered every semester. Please refer to [NUSMODS](#) or CourseReg@EduRec for courses offered in AY2025/26, Semester 2.
- c) If you are unsure of what are the outstanding courses that you need to complete for REFS, please check it yourself using the [Graduation Audit Report and What-If Report](#). Should you need any clarification on the Graduation Audit Report, please email Ms Karen Lam (karen.lam@nus.edu.sg).

17) Swapping of Classes

- a) BIZ UG Office will facilitate the swap classes **only if** you can find a mutual swap partner (1) whose timetable can accommodate the class that you are giving up, and (2) who met the pre-requisites (if any) of the course.
- b) The outcome of your swap request may only be available in the subsequent rounds. For instance, if you send in your swap request in Round 1, the outcome of your swap may only be available in Rounds 2 or 3. This is because the administrator's access to CourseReg add/drop function is restricted to only a few short window periods. Your patience is appreciated.
- c) Swapping of classes involve the process of dropping a course. If the 'add' process is unsuccessful due to timetable clash or failing of pre-requisites, the course(s) already dropped may not be recovered. Hence, the onus is on BOTH swap parties to ensure that pre-requisites are met and that there are no timing clashes (including clashes in final exams) before sending the request.
- d) **Conditions for swapping:**
 - i. Both parties must **jointly** write to biz-ug-curriculum@nus.edu.sg using the swap request format shown below. In other words, either one student must send the swap request to the above email address and copy (cc) the other student. Do **NOT** submit your request individually in separate emails or submit multiple requests.
 - ii. **Classes obtained through swapping are NOT droppable** (even if the swap request cannot be completed due to timetable clashes). **They can only be dropped with a "W" grade (Withdrawal) after CourseReg Exercise is over.**
 - iii. Only **mutual swapping** is allowed. One-sided transfer is prohibited.
 - iv. Any requests that do not fulfil the requirements will not be processed.
 - v. Course coordinators and instructors DO NOT have the authority to approve any swap requests.
 - vi. Requests for swaps for courses taught on lecture/tutorial format **MUST include the tutorial class** even if the swap is only for the lecture class. Please indicate N.A. If there is no tutorial class in your timetable. Otherwise, the tutorial, if any, will not be allocated back to you.

Request format:

Email Subject: **Class Swap Request - (list down course code/s)**

(Note: if you already have a tutorial for your lecture, please also indicate the tutorial class.)

Student 1		Current		AFTER Swap	
		Course Code	Class	Course Code	Class
Name		E.g. RE3704	T1	E.g. RE3704	T4
Matric	E.g. A0123456X				
Contact #					

Student 2		Current		AFTER Swap	
		Course Code	Class	Course Code	Class
Name		E.g. RE3704	T4	E.g. RE3704	T1
Matric	E.g. A0654321Z				
Contact #					

18) Timetable Clash for Classes or Exams

In line with the University's policy, BIZ does not approve any timetable or exam clashes between courses, whether it is within BIZ, or between a course hosted by another faculty. Allocation of courses with timetable or exam clashes are strictly prohibited by CourseReg system.

The course coordinator or instructor do not have the authority to grant waiver for any clashes in timetable or exams.

19) Tutorials

- a) To ensure even distribution of students across all tutorial classes, students may be assigned to a tutorial class during [Select Tutorials Rounds](#).
- b) If you are not successful in getting a tutorial slot **after all selection rounds** (including Add/Swap rounds), UG Office will try to allocate you to the smallest tutorial class that has no timetable clash. Students are expected to de-conflict their timetables to accommodate available vacancies in tutorial classes.
- c) Students without tutorial class or dropped the allocated tutorial will be required to drop the course.
- d) If you wish to appeal for tutorials, please submit an appeal in CourseReg under type "Add/Change Tutorial Class". The outcome of your appeal is subject to the vacancies still available at the point of review. Only changing of tutorial to a smaller class is allowed.
- e) Any appeals for tutorial via other channels than CourseReg@EduRec will not be processed.
- f) UG Office is unable to accede to the request from every student. Personal commitments (e.g. part-time employment), internship will not be accepted as valid reason for change of tutorial class

20) Workload**Workload Limit per Semester**

	System Default (University standard)	Appeal Process
RE single-degree students	<u>Year 1, Sem 1</u> All rounds: 23 Units	Not applicable
	<u>Year 1, Sem 2 till graduation semester</u> Round 1: 23 Units Round 2: 23 Units Round 3: 27 Units	To appeal to overload beyond 27 Units in Round 3, or to read below 18 Units, please use the respective appeal types in CourseReg -> see further instructors (a) and (b) below.
RE DDP / CDP / NUSC students	<u>Every semester</u> Round 1: 23 Units Round 2: 23 Units Round 3: 27 Units	You must provide your full study plan (total at least 160 Units) and any other documentary proof relevant to your reasons in a single file.

- a) **Minimum Workload Waiver Appeal**

- i. Please use this appeal **only if you wish to underload <18 Units for the ENTIRE semester, after including Academic Exercise/ Dissertation / Independent Study Course / DYOC via group work.**
- ii. The “minimum 18 Units” requirement will not apply to students on credit-bearing internships. Students who are reading BI course are only allowed to read another 4 Units of regular courses (includes online/hybrid/CFG courses) and 4 Units of - EdX-based DYOCs. Please email biz-ug-explearn@nus.edu.sg if you have further queries.
- iii. If you wish to underload this semester:
 - 1. Submit your appeal in CourseReg under appeal type “Min Workload Waiver”
 - 2. Attach your full Study Plan from your 1st to your graduating semester (by course by semester totalling up to min 160 Units) with any other relevant supporting documents (e.g., doctor memo from UHC/UCS, employment contract).
 - 3. Please select the option:” I have applied for graduation in this current semester” in the CourseReg appeal, if applicable.
 - 4. If your reason is due to internship, besides your study plan **please also attach a copy of your signed Internship Offer/Engagement Letter clearly showing your acceptance of the offer, as well as the engagement period (dates).**
 - 5. Students who fail to obtain **Minimum Workload Waiver** during appeal timeline will not be able to drop any course below the minimum 18 Units workload.
 - 6. UG Office is unable to waive the ‘W’ or ‘F’ grade for any late request after the drop penalty period.
- iv. If you wish to drop any course(s) to make way for Dissertation, AE, ISC, etc., please wait for these courses to be added first.

Types	Contact Point
Internship courses (BI)	biz-ug-explearn@nus.edu.sg
Dissertation /AE	Liong Wai Loon
Independent Study Course (ISC)	Liong Wai Loon

b) **Maximum Workload Waiver Appeal**

- i. It is a university-wide policy to allow only up to 23 Units to be registered in Rounds 1 & 2. The system will automatically extend workload limit to 27 Units in Round 3 for all students.
- ii. 27 Units of workload (including AE, Dissertation) should fit into most study plans, including second major, minor and double specialisations. BIZ generally does not grant workload waivers beyond 27 Units unless it is due to extenuating circumstances.
- iii. Students must attach your full study plan from first to graduating semester (list down every course by semester, totalling up to min 160 Units); with other relevant supporting documents (e.g. employment contract, graduation audit report) in a single PDF file not exceeding 500kb.
- iv. All max workload waiver appeals will only be reviewed after Round 2. Repeated appeals without new information will not be processed.
- v. All approved workload beyond 27 Units will take effect only **from Round 3 onwards**.
- vi. Max workload waiver submitted via other channels (e.g. email, walk-in) than CourseReg@EduRec will not be reviewed.

21) Useful Links and Contacts

- CourseReg User Guide: <https://nus.edu.sg/coursereg/docs/CourseReg-Student-User-Guide.pdf>
- [**BSc \(Real Estate\) Curriculum**](#)
- [**Curriculum/Specialisation/CDP**](#)
- **Course Information:**
 - a. [NUSMods](#)
 - b. [Course Outlines](#)
- **BIZ Undergraduate Office Contacts:**
Important: The Office will be closed during the University Holiday (31 Dec 2025 & 2 Jan 2026). Students can still email biz-ug-curriculum@nus.edu.sg for course registration and related matters during these periods.

Specific Areas	Contact Person
BIZ CourseReg Helpdesk	BIZ Undergraduate Office Tel: 6601-1204 (supported by student helpers) Email: biz-ug-curriculum@nus.edu.sg Operating hours: During CourseReg Period Mon – Fri: 9am – 5pm (except Public Holiday)
Student Support Manager	<u>Jan Ng, Rena Ng</u>
<u>Student Exchange</u> programmes	biz-ug-global@nus.edu.sg
Course Mapping and Credit Transfer	
<u>Dean's List & Exam matters</u>	<u>Chew Jian Dee</u>
<u>S/U Options</u>	<u>BIZ SU Enquiry</u>
<u>Applying for Graduation</u>	
<u>Graduation Audit Report</u>	<u>Karen Lam</u>
FYP Dissertation/Academic Exercise	<u>Liong Wai Loon</u>
Independent Study Courses (ISC)	<u>Liong Wai Loon</u>
<u>Business Internships</u>	biz-ug-explearn@nus.edu.sg
DDP/CDP/RE Finance Specialisation	<u>Zainab Abdul Ghani</u>
<u>2nd Major/Minor, NOC</u>	<u>Low Joon Kiat</u>