



UNIVERSITI TEKNOLOGI MARA

RES111: INTRODUCTION TO VALUATION

Course Name (English)	INTRODUCTION TO VALUATION APPROVED
Course Code	RES111
MQF Credit	4
Course Description	This course introduces the basic principles of property investment and valuation.
Transferable Skills	Basic knowledge on principles of property investment and valuation.
Teaching Methodologies	Lectures, Blended Learning, Field Trip, Tutorial, Discussion, Role Play, Industrial Talk
CLO	CLO1 EXPLAIN THE REAL ESTATE PROFESSIONS CLO2 DESCRIBE THE BASIC ASPECTS AND FACTORS UNDERLYING PROPERTY INVESTMENT AND VALUATION CLO3 APPLY THE CALCULATION ON MATHEMATICS OF VALUATION
Pre-Requisite Courses	No course recommendations
Topics	
1. INTRODUCTION TO VALUATION 1.1) HISTORY VALUATION 1.2) TERMINOLOGIES IN ESTATE MANAGEMENT 1.3) DEFINITION OF LAND 1.4) INTEREST OF LAND 1.5) CAREER OPPORTUNITIES IN PRIVATE AND PUBLIC SECTOR 1.6) PURPOSE OF VALUATION	
2. PRINCIPLES AND CONCEPT OF VALUE 2.1) DEFINITION OF PRICE, COST, VALUE AND MARKET 2.2) TYPES OF VALUE 2.3) ECONOMICS PRINCIPLES OF VALUE 2.4) FACTORS AFFECTING PROPERTY 2.5) VALUATION APPROACHES TO DETERMINE VALUE	
3. PRINCIPLES OF INVESTMENT 3.1) THE DEFINITION OF INVESTMENT 3.2) CHARACTERISTICS OF INVESTMENT 3.3) TYPES OF INVESTMENT 3.4) CHARACTERISTICS OF PROPERTY 3.5) PROPERTY AS AN INVESTMENT	
4. MATHEMATICS OF VALUATION 4.1) CONSTRUCTION OF VALUATION TABLES Amount of RM1 4.2) Amount of RM1 per annum 4.3) Present value 4.4) Annual sinking fund 4.5) Present Value per annum 4.6) 4.7) UNDERSTANDING THE INTERRELATIONSHIP AND THE USE OF VALUATION TABLES 4.8) Years' Purchase in perpetuity 4.9) Years' Purchase in reversion of perpetuity 4.10) Years' Purchase dual rate (with tax) 4.11) Years' Purchase dual rate (without tax) Mortgage 4.12) Depreciation 4.13) 4.14) INTRODUCTION TO PARRY'S TABLE	

Assessment Breakdown	%
Continuous Assessment	40.00%
Final Assessment	60.00%

Details of Continuous Assessment	Assessment Type	Assessment Description	% of Total Mark	CLO
	Assignment	TASK 1	10%	CLO1
	Assignment	TASK 2	10%	CLO1
	Test	TEST 1	10%	CLO1
	Test	TEST 2	10%	CLO1

Reading List	Recommended Text	<ul style="list-style-type: none"> Alan F. Millington 2014, <i>An Introduction to Property Valuation</i>, 5th Ed., Routledge New York, USA [ISBN: 9780728203501] Eric Shapiro, David Mackmin, Gary Sams 2013, <i>Modern Methods of Valuation</i>, 11th Ed., Taylor & Francis New York, USA [ISBN: 9780080971162] Arlyne Geschwender 2009, <i>Real Estate Principles and Practices</i> 3rd Ed., Cengage Learning Marson, USA [ISBN: 9780324784558] Michael Blackledge 2017, <i>Introducing Property Valuation</i>, 2nd Ed., Routledge NY. USA [ISBN: 9781138929951] Charles J. Jacobus 2010, <i>Real Estate: An Introduction to the Profession</i>, 2nd Ed., Cengage Learning Manson, USA [ISBN: 9780324787504]
	Reference Book Resources	<ul style="list-style-type: none"> BOVAEA MALAYSIA 2015, <i>Malaysian Valuation Standards</i>, 5th edition Ed., Malaysia Malaysia, <i>Valuers, Appraisers, and Estate Agents Act 1981 (Act 242) & Rules</i>[ISBN: 96789156-0-X]

Article/Paper List	Recommended Article/Paper Resources	<ul style="list-style-type: none"> Richmond, D 1994, <i>Introduction to Valuation</i>, London Macmillan Edu.
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Other References	<ul style="list-style-type: none"> BOOK Davidson A.W 2013, <i>Parry's Valuation and Conversion Tables</i>, Estate Gazettes. BOOK Larsen, James E 2007, <i>Real Estate</i>, Wiley & Sons. BOOK Kamsiah Sirat 2003, <i>Kamus Istilah Pengurusan Harta Tanah</i>, UPENA, Malaysia BOOK Mohd Hasrol Haffiz Aliasak, Mohd Farid Sa'ad 2016, <i>Pendahuluan Kepada Kaedah Penilaian Pelaburan Hartanah</i>, UPENA, Maysia BOOK Wurtzebach, C. H. & Miles, M. E. 2016, <i>Modern Real Estate</i>, Routledge BOOK Wyatt P. 2007, <i>Property Valuation in an Economic Context</i>, Blackwell Publication.
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