



22nd – 23rd September 2015 REAL ESTATE VALUATION

(\$700 per participant)

This course aims to provide participants an understanding and knowledge of the real estate industry and market as well as valuation of properties in Singapore. Participants will be introduced to basic valuation principles, methods of valuation, practical knowledge of valuation works, real estate investments and factors affecting demand and supply of real estate.

CPD Points

CEA : 4 Core CPD credit hours

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Real Estate Practitioners

How to carry out a
simple valuation

Insight into real
estate investment
analysis

Know the
real estate market in
Singapore

*Distinguished
Industry Practitioner:
Ms Poh Kwee Eng
Executive Director,
Regional Head
(SEA), Valuation
Advisory Services)
from DTZ*

In collaboration with:



REDAS

REDAS-SINGAPORE POLYTECHNIC

Real Estate Valuation

Course Objectives

To give participants:

1. an understanding of valuation principles, concepts and practice and methods of valuation.
2. the knowledge of how a property valuation is carried out.
3. an appreciation of the relevance of real estate investments and market to property valuation in Singapore.

Suitable for

Real Estate Practitioners working in the real estate sector.

Course Outline

1 VALUATION CONCEPTS (2 HOURS)

- 1.1 Define property valuation.
- 1.2 Discuss general valuation concepts and principles.
- 1.3 Evaluate what market value is.
- 1.4 Summarise the role of a valuer.
- 1.5 Discuss the purpose of valuation in relation to mortgage, sale, purchase, stamp duty, estate duty, acquisition, accounting, etc.
- 1.6 Explain the valuation process.

2 METHODS OF VALUATION (8 HOURS)

- 2.1 Explain the following methods of valuation and their applications:
 - a) Direct Comparison Method
 - b) Investment Method
 - c) Residual Analysis
- 2.2 Select the most suitable valuation method in particular situations.
- 2.3 Understand how a simple property valuation is carried out including inspection of property, collecting data, conducting searches and forming opinion.

3 RELEVANCE OF REAL ESTATE INVESTMENTS AND MARKET TO PROPERTY VALUATION (4 HOURS)

- 3.1 Define investment.
- 3.2 Know the range of alternative investments.
- 3.3 Explain the measurement of investment returns.
- 3.4 Evaluate the advantages and disadvantages of real estate investments.
- 3.5 Discuss the characteristics of real estate market.
- 3.6 Describe real estate cycles.
- 3.7 Discuss the various sources of demand and supply of real estate.
- 3.8 Summarise the factors affecting demand and supply of real estate.

4 INTERACTION WITH REAL ESTATE INDUSTRY EXPERTS

AWARD / CERTIFICATION / ACCREDITATION

Award of the Singapore Polytechnic Certificate of Attendance for participant whose attendance is not less than 75%. No assessment is needed.