



Module Specification

Real Estate Investment and Development

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Contents

Module Specification	1
Part 1: Information	2
Part 2: Description	2
Part 3: Teaching and learning methods	4
Part 4: Assessment.....	5
Part 5: Contributes towards	7

Part 1: Information

Module title: Real Estate Investment and Development

Module code: UBLMLW-30-M

Level: Level 7

For implementation from: 2021-22

UWE credit rating: 30

ECTS credit rating: 15

Faculty: Faculty of Environment & Technology

Department: FET Dept of Architecture & Built Environ

Partner institutions: None

Delivery locations: Frenchay Campus

Field: Architecture and the Built Environment

Module type: Project

Pre-requisites: None

Excluded combinations: None

Co-requisites: None

Continuing professional development: No

Professional, statutory or regulatory body requirements: None

Part 2: Description

Overview: Not applicable

Features: Not applicable

Educational aims: See Learning Outcomes.

Outline syllabus: Development Strand:

Creation of land value.

Land and property market trends: cycles and sectors.

Property development - risks and rewards.

Site appraisal and development viability.

Development appraisal techniques: principles and practice.

Planning, property and market information, research and intelligence.

Planning and other policies and development management.

Canons of taxation: as applied to economic instruments to land and development (e.g. planning obligations; community infrastructure levy; tax increment financing], including an international perspective).

Infrastructure planning, costs and provision.

Development finance and risk management

Investment Strand:

Investment Context:

Investments and investors

Property investment performance measurement

Property Performance Indices

Pricing models and property portfolio strategy:

Pricing models

Risk and portfolio theory

Constructing and managing a property portfolio

Property in a wider context:

Property in mixed asset portfolios

Alternative forms of investment in property

International property investment

Risk Management

Part 3: Teaching and learning methods

Teaching and learning methods: See Assessment.

Module Learning outcomes:

MO1 Discuss and evaluate the position of real estate as an investment asset in the national and global investment market

MO2 Identify and analyse risk in investment and critically evaluate portfolio strategies and techniques to manage such risk

MO3 Critically discuss, evaluate and apply different asset pricing theories to real estate, and alternative ways of investing in real estate

MO4 Apply the economics of land value creation through development activity and evaluate the economic constraints under which development decisions are taken. Critically discuss conceptual models of the planning and development process including the activities, elements, skills and research intelligence involved

MO5 Identify and appraise potential development opportunities and propose optimum development strategy through the utilisation of economic concepts and planning policy; and the critical application of a range of practical development appraisal techniques

MO6 Compare UK and international fiscal instruments and examine their impact on the development process and how associated risks can be managed

Hours to be allocated: 300

Contact hours:

Independent study/self-guided study = 228 hours

Face-to-face learning = 72 hours

Total = 300

Reading list: The reading list for this module can be accessed at [readinglists.uwe.ac.uk](https://uwe.rl.talis.com/modules/ublmlw-30-m.html) via the following link <https://uwe.rl.talis.com/modules/ublmlw-30-m.html>

Part 4: Assessment

Assessment strategy: Component A: This module is comprised of both taught and distance learning students so the controlled part of the module is a viva (interview) which can be either face-to-face or on-line. The viva, which is an individual assessment, will assess the students' core knowledge of both investment and development based on their submissions. This knowledge will be developed and demonstrated through their engagement with lectures, tutorials, webinars, reading and other learning materials through a series of interview questions.

Component B1: A individual property investment report. Each student must create a property investment portfolio.

Component B2: An individual property development report. Each student must select a development site and prepare a written report that requires a consideration of

planning and development options.

Students will be assessed on their ability to take concepts and principles and apply them in a critical manner to form an analysis of property investment and development opportunities. The written assignments are most appropriate to allow students time to develop an in depth insight to complex problems and produce considered solutions. The global, regional and local contexts are very important factors in shaping opportunities and constraints for which students will need to recognise and reconcile as an integral element of market dynamics (e.g. economic/effective and derived demand) and site and planning policy considerations.

Assessment components:

Presentation - Component A (First Sit)

Description: Individual Viva (interview) (10 minutes)

Weighting: 25 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4, MO5, MO6

Report - Component B (First Sit)

Description: Component B 1: Individual Investment Report (2500)

Weighting: 37.5 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO3

Report - Component B (First Sit)

Description: Component B2: Individual Development Report (2500 words)

Weighting: 37.5 %

Final assessment: No

Group work: No

Learning outcomes tested: MO4, MO5, MO6

Presentation - Component A (Resit)

Description: Individual Viva (interview) (10 minutes)

Weighting: 25 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4, MO5, MO6

Report - Component B (Resit)

Description: Component B1: Individual Investment and Development Report (5000 words)

Weighting: 75 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4, MO5, MO6

Part 5: Contributes towards

This module contributes towards the following programmes of study:

Geography [Sep][FT][Frenchay][4yrs] MPlan 2018-19

Master of Planning [Sep][FT][Frenchay][4yrs] BSc (Hons) 2018-19

Geography [Sep][SW][Frenchay][5yrs] MPlan 2018-19