



MODULE SPECIFICATION

Part 1: Information			
Module Title	Real Estate Investment and Development		
Module Code	UBLMLW-30-M	Level	Level 7
For implementation from	2019-20		
UWE Credit Rating	30	ECTS Credit Rating	15
Faculty	Faculty of Environment & Technology	Field	Architecture and the Built Environment
Department	FET Dept of Architecture & Built Environ		
Contributes towards			
Module type:	Project		
Pre-requisites	None		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	None		

Part 2: Description	
1	<p>Educational Aims: See Learning Outcomes.</p> <p>Outline Syllabus: Development Strand:</p> <p>Creation of land value.</p> <p>Land and property market trends: cycles and sectors.</p> <p>Property development - risks and rewards.</p> <p>Site appraisal and development viability.</p> <p>Development appraisal techniques: principles and practice.</p>

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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

Teaching and Learning Methods: See Assessment.

Part 3: Assessment

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 submission. 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 B: A 6000-word investment and development group report. Each group will create an investment portfolio and also select a development site and prepare a written report that requires a consideration of planning, development and investment options. The group will be allocated one mark, however, the difference in contribution to the report will be accounted for through peer review which will be a percentage of the group mark.

Students will be assessed on their ability to take concepts and principles and apply them in a critical manner to form an analysis of a property development and investment opportunity. A written assignment is 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

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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.			
First Sit Components	Final Assessment	Element weighting	Description
Report - Component B		75 %	Group Investment and Development Report (6000 words)
Presentation - Component A	✓	25 %	Individual Viva (interview) (10 minutes)
Resit Components	Final Assessment	Element weighting	Description
Report - Component B		75 %	Written Project Report 2000 words
Presentation - Component A	✓	25 %	Individual Viva (interview) (10 minutes)

Part 4: Teaching and Learning Methods

Learning Outcomes	On successful completion of this module students will be able to:	
		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 the UK and international fiscal instruments and examine their impact on the development process and how associated risks can be managed
Contact Hours	Contact Hours	
	Independent Study Hours:	
	Independent study/self-guided study	228

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	Total Independent Study Hours:	228
	Scheduled Learning and Teaching Hours:	
	Face-to-face learning	72
	Total Scheduled Learning and Teaching Hours:	72
	Hours to be allocated	300
	Allocated Hours	300
Reading List	<p><i>The reading list for this module can be accessed via the following link:</i></p> <p>https://uwe.rl.talis.com/modules/ublmlw-30-m.html</p>	