



## MODULE SPECIFICATION

Part 1: Information			
Module Title	Development Finance		
Module Code	UBLMG5-15-3	Level	Level 6
For implementation from	2020-21		
UWE Credit Rating	15	ECTS Credit Rating	7.5
Faculty	Faculty of Environment & Technology	Field	Architecture and the Built Environment
Department	FET Dept of Architecture & Built Environ		
Module type:	Standard		
Pre-requisites	None		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	None		

Part 2: Description
<p><b>Educational Aims:</b> See Learning Outcomes</p> <p><b>Outline Syllabus:</b> Land value creation.</p> <p>Property development - risks and rewards.</p> <p>Development finance and risk management</p> <p>Sources for development finance</p> <p>Funding methods for development</p> <p>Capital structure decision</p> <p>Economics of taxation: canons of taxation; land, value and capital gains</p> <p>Government assistance: Capital allowances</p> <p>Leasing</p>

## STUDENT AND ACADEMIC SERVICES

Public Private Partnerships/Private Finance Initiatives
Alternative forms of finance and investment in property
International finance
Derivatives and real options
<b>Teaching and Learning Methods:</b> Contact time: 36 hours
Assimilation and development of knowledge: 74 hours
Exam preparation: 40 hours
Coursework preparation: 0 hours
Total study time: 150 hours
Delivery is based around a lecture series which will be delivered throughout the academic year. This will be interactive and will feature a visiting speaker from industry if possible.
The lecture series will be supported by a programme of tutorials, computer practical's and workshops in small groups to develop the ideas and applications investigated in lectures and to put them in a case study/problem solving arena.

### Part 3: Assessment

Component A is an exam which will test the learning outcomes as noted above. It will focus on testing the calculation based skills and theory of the students under a time constraint. The emphasis will be on analysis and interpretation of data and the understanding of finance in property. The questions will seek solutions to property development finance scenarios and these may involve calculations. The exam will also require essay style responses to some questions or part questions to elicit deeper and more evaluative discussion.

Throughout the module problems and questions will be posed in the tutorials and workshops. In all case guidance and solutions to these will be posted with commentary to allow self-assessment and feedback.

First Sit Components	Final Assessment	Element weighting	Description
Examination (Online) - Component A	✓	100 %	Online Examination (3 hours)
Resit Components	Final Assessment	Element weighting	Description
Examination (Online) - Component A	✓	100 %	Online Examination (3 hours)

### Part 4: Teaching and Learning Methods

Learning Outcomes	On successful completion of this module students will achieve the following learning outcomes:	
	<b>Module Learning Outcomes</b>	<b>Reference</b>
	Appreciate the economics of land value creation through development activity and recognise the economic constraints under which development decisions are taken	MO1
	Appreciate the nature of the key parameters and inputs into development appraisals, use appropriate software and computer techniques (for example,	MO2

## STUDENT AND ACADEMIC SERVICES

	spreadsheets and proprietary software like “Argus Developer”) to price development opportunities and understand the nature and distribution of development risk and reward	
	Identify and recommend the different sources of development and property finance in the private and public sectors and international markets	MO3
	Examine the risks involved in the development process, how they can affect the viability and financing of a scheme and critically discuss how these risks can be managed	MO4
	Investigate and debate the principles and practice of applying taxation to property developments in an international/comparative context	MO5
Contact Hours	<b>Independent Study Hours:</b>	
	Independent study/self-guided study	114
	<b>Total Independent Study Hours:</b>	114
	<b>Scheduled Learning and Teaching Hours:</b>	
	Face-to-face learning	36
	<b>Total Scheduled Learning and Teaching Hours:</b>	36
	<b>Hours to be allocated</b>	150
	<b>Allocated Hours</b>	150
Reading List	<p>The reading list for this module can be accessed via the following link:</p> <p><a href="https://uwe.rl.talis.com/modules/ublmg5-15-3.html">https://uwe.rl.talis.com/modules/ublmg5-15-3.html</a></p>	

### Part 5: Contributes Towards

This module contributes towards the following programmes of study:

Master of Planning [Sep][FT][Frenchay][4yrs] MPlan 2018-19

Property Development [Sep][FT][Frenchay][4yrs] MPlan 2018-19