



# AI1147 Real Estate Valuation 7.5 credits

## Fastighetsvärdering

This is a translation of the Swedish, legally binding, course syllabus.

If the course is discontinued, students may request to be examined during the following two academic years

## Establishment

Course syllabus for AI1147 valid from Spring 2013

## Grading scale

A, B, C, D, E, FX, F

## Education cycle

First cycle

## Main field of study

Technology

## Specific prerequisites

For students enrolled in a programme at KTH:

Economics (AI1107) or Economics of the Built Environment (AI1128) and Investment Analysis (AI1108) or equivalent

For single course students:

Completed upper secondary education including documented proficiency in Swedish corre-

sponding to Swedish B and English corresponding to English A and at least 30 university credits (hp) in Business Administration or equivalent.

## Language of instruction

The language of instruction is specified in the course offering information in the course catalogue.

## Intended learning outcomes

When the course is satisfactorily completed the student is expected to be able to:

- Give an overall description of the value theory which is the basis of real estate valuation.
- Describe the real estate valuation process and the various methods of valuation that are applicable to different type of objects and purposes.
- Describe the information about particular properties that can be gathered through official files and databases about Swedish real estate and how to do it.
- Describe how analyses of the property market and of a particular property are carried out.
- Discuss the regulations concerning commercial estate premise leases in Sweden.
- Discuss the issue of ethics and liability within real estate valuation and how uncertainty in valuation should be communicated.
- Apply the above knowledge practically and carry out a valuation of a single family house as well as a tenant-owner flat.
- Present and defend your valuations in a written report and/or orally.

## Course contents

A review of central parts of the subject of real estate valuation with fundamental market analysis of the property market as well as single objects mainly within the small houses and tenant-owner flats.

## Disposition

The course consists of a series of lectures and two project works. Basic concepts, theories and methods of property valuation are presented by teachers from the div. of Real Estate and Construction Management and as well as guest lecturers active in the property market. To encourage continuous studies, we have a mid-term exam.

## Course literature

Institutet för Värdering av fastigheter & ASPECTS sektion för fastighetsvärdering, SFF. (senaste upplaga). Fastighetsekonomisk analys och fastighetsrätt - Fastighetsnomenklatur. Stockholm: Fastighetsnytt Förlags AB.

Referenslitteratur:

Fastighetsvärdering – Grundläggande teori och praktisk värdering, (senaste upplaga), Lantmäteriverket & Mäklarsamfundet, Gävle

## Examination

- PRO1 - Assignment, 3.0 credits, grading scale: P, F
- TEN1 - Examination, 4.5 credits, grading scale: A, B, C, D, E, FX, F

Based on recommendation from KTH's coordinator for disabilities, the examiner will decide how to adapt an examination for students with documented disability.

The examiner may apply another examination format when re-examining individual students.

The examination is based on all lectures, textbooks, documents on BILDA and the project work. Examination consists of the mid-term exam, the project work conducted in groups and a final exam.

## Other requirements for final grade

To pass the course you are required to pass the mid-term examination, carry out the project work and pass the final exam with minimum grade E.

## Ethical approach

- All members of a group are responsible for the group's work.
- In any assessment, every student shall honestly disclose any help received and sources used.
- In an oral assessment, every student shall be able to present and answer questions about the entire assignment and solution.