



# AI1148 Real Estate Valuation for Civil Engineering and Urban Management 7.5 credits

Fastighetsvärdering för samhällsbyggnad

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 AI1148 valid from Spring 2013

## Grading scale

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

## Education cycle

First cycle

## Main field of study

Technology

## Specific prerequisites

Investment Analysis (AI1108) and Property Management (AI1146) 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

- Describe the foundations of price theory and value theory on which real estate valuation is based
- Discuss the definitions of various concepts and terms used in real estate valuation with a focus on a number of property rights, real estate economics, architectural engineering and environmental sustainability aspects
- Describe the real estate valuation process and the various methods of valuation that are applicable to different type of objects such as single family houses, tenant-owner flats, commercial properties or farm land and forestry
- Describe and discuss various aspects of property rights, real estate economics, architectural engineering and environmental sustainability embedded in a property valuation assignment
- Describe the building inspection process and environmental certification of buildings as well as the issue of ethics and liability within real estate valuation
- Describe the formalia for the valuation report for various valuation purposes and property types
- Apply the above knowledge practically and as member of a project group, carry out a valuation as well as produce a valuation report for a commercial property of normal character
- Critically analyse and judge the quality of a valuation report as well as present and defend your group's valuation in a written report and/or orally

## Course contents

A review of central parts of the subject of real estate valuation with a focus on aspects of property rights, real estate economics, architectural engineering and environmental sustainability embedded in real estate valuation mainly within the commercial property sector.

The teaching will in a systematic way show the important links between the content of the course and legal- and technical issues.

## 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.

## Course literature

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

## Examination

- PRO1 - Project, 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.

## Other requirements for final grade

To pass the course you are required to pass 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.