



# 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

The course syllabus is valid from Autumn 2024 according to decision of the Director of First and Second Cycle Education: 2024-0664 3.2.2 Decision date: 2024-03-25

## Grading scale

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

## Education cycle

First cycle

## Main field of study

Technology

## Specific prerequisites

Knowledge in investment analysis corresponding to the content in course AI1108 Investment Analysis 7,5hp.

## 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

- Explain the theory on which property valuation rests and analyze how changes in various parameters will affect the value of the property
- Describe and discuss common concepts in property valuation.
- Describe the property valuation process and critically review the quality of valuation reports and discuss ethics and responsibility in property valuation
- Describe the different valuation methods used in practice from a theoretical and a practical perspective and discuss what problems may arise in the application of the different methods with a particular focus on social and economic sustainability
- Describe, in principle, which steps can be taken to produce valuation report for different types of properties and different construction aspects
- Overall describe how market analysis and market information is produced and used in a valuation context
- Independently apply the above knowledge in practice and, in teamwork, prepare a valuation report for a property and present and defend the conclusions of the projects written and/or orally

## Course contents

An overview of the central parts of the subject area of property valuation, with a focus on real estate, construction and social (environmental) aspects in the private housing sector and in the commercial real estate sector, primarily office and residential rental properties.

## Examination

- PRO2 - Project, 1.5 credits, grading scale: P, F
- PRO3 - Project, 1.5 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 project work consists of two projects and is performed in project groups assigned by the head teacher. The projects shall be made in groups, but the students are examined on an individual basis. Students shall complete the project work within the time limit given by

the head teacher in order pass PRO2 and PRO3. Students who fail the project(s) may be examined again during the following re-exam period.

## **Other requirements for final grade**

To pass the course you are required to pass both projects 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.