



UNIVERSITY OF  
PORTSMOUTH

## **COURSE SPECIFICATION**

### ***BSc (Hons) PROPERTY DEVELOPMENT***

**Academic Standards, Quality and Partnerships  
Department of Student and Academic Administration**

**March 2018**

#### **Copyright**

The contents of this document are the copyright of the University of Portsmouth and all rights are reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted, in any form or by any means, such as electronic, mechanical, photocopied, recorded or otherwise, without the prior consent of the University of Portsmouth.

# COURSE SPECIFICATION

Please refer to the [Course Specification Guidance Notes](#) for guidance on completing this document.

|   |   |
|---|---|
| <b>Course Title</b>   | <b><i>BSc (Hons) PROPERTY DEVELOPMENT</i></b>   |
| Final Award   | <i>BSc (Hons)</i>   |
| Exit Awards   | <i>CertHE, DipHE, BSc ordinary degree</i>   |
| Course Code / UCAS code (if applicable)   | <i>C0704F N232</i>  |
| Mode of study   | <i>FULL TIME (SANDWICH)</i>   |
| Mode of delivery  | <i>CAMPUS</i>   |
| Normal length of course   | <i>4 YEARS WITH PLACEMENT, 3 YEARS OPT-OUT</i>  |
| Cohort(s) to which this course specification applies  | <i>FROM SEPTEMBER 2019 INTAKE ONWARDS</i>   |
| Awarding Body   | <i>UNIVERSITY OF PORTSMOUTH</i>   |
| Teaching Institution  | <i>UNIVERSITY OF PORTSMOUTH</i>   |
| Faculty   | <i>FACULTY OF TECHNOLOGY</i>  |
| School/Department/Subject Group   | <i>SCHOOL OF CIVIL ENGINEERING &amp; SURVEYING</i>  |
| School/Department/Subject Group webpage   | <a href="http://www.port.ac.uk/school-of-civil-engineering-and-surveying/">http://www.port.ac.uk/school-of-civil-engineering-and-surveying/</a>   |
| Course webpage including entry criteria   | <a href="http://www.port.ac.uk/courses/architecture-property-and-surveying/bsc-hons-property-development/">http://www.port.ac.uk/courses/architecture-property-and-surveying/bsc-hons-property-development/</a> |
| Professional and/or Statutory Regulatory Body accreditations  | <i>RICS (Royal institution of Chartered Surveyors)</i>  |
| <a href="#">Quality Assurance Agency Framework for Higher Education Qualifications (FHEQ) Level</a> | <i>Level 4, 5, 6</i>  |

This course specification provides a summary of the main features of the course, identifies the aims and learning outcomes of the course, the teaching, learning and assessment methods used by teaching staff, and the reference points used to inform the curriculum.

This information is therefore useful to potential students to help them choose the right course of study, to current students on the course and to staff teaching and administering the course.

Further detailed information on the individual modules within the course may be found in the relevant module descriptors and the Course Handbook provided to students on enrolment.

Please refer to the [Module Web Search](#) for further information on the course structure and modules.

## Educational aims of the course

The stated aims of the University include the efficient and effective provision of a high quality programme of academic activity, a broadening of access, responsiveness to external change and the provision of an educational environment within which all participants can fulfil their potential.

Within this context, the overall aim of the Surveying Programme is to mount and maintain a portfolio of property related courses at undergraduate and postgraduate level and to underpin that activity through a related programme of relevant and sustainable research and scholarly activity.

### **The RICS involvement with the Surveying Programme:**

- These courses conform to the Partnership arrangements between the University of Portsmouth and the Royal Institution of Chartered Surveyors.
- This course conforms with RICS Quality Standards.
- Access will relate to RICS Threshold Standards.
- Regular partnership development meetings are held between the University of Portsmouth and the Royal Institution of Chartered Surveyors.
- External Examiners will be appointed against University of Portsmouth but also subject to approval by the Royal Institution of Chartered Surveyors.

### **The Property Development Course/Pathway within the Surveying Programme:**

The Property Development course has been developed to respond to demand at both national and international level. Previously delivered under titles of Land Management and Real Estate Management, a similar course that addresses the 'general practice' elements of surveying and property has been delivered for over 40 years at the University. This course is not part of a Combined Honours framework.

The underlying philosophy of this programme is to provide a sound surveying education base for students with an interest in landed property and with the aspiration to reach Chartered Surveyor status and equally enable them to integrate into the job market swiftly and effectively. The programme:

- Aims to provide a framework based on the professional requirements of the RICS whilst allowing students to follow a flexible coherent programme of study
- Aims to provide a challenging and stimulating study environment addressing property and surveying fields of interest
- Aims to equip students with the necessary transferable skills for lifelong learning, employability and flexibility in the context of changing labour markets within the property world and associated professions
- Aims to provide students with the skills and knowledge required to maximise career and postgraduate study opportunities

The proposed programme structure has been developed in line with the requirements of potential employers within the sector and the leading internationally recognised professional body, the Royal Institution of Chartered Surveyors. The proposed programme is also compatible with similar courses offered by other institutions in the UK and overseas.

## Course Learning Outcomes and Learning, Teaching and Assessment Strategies

The [Quality Assurance Agency for Higher Education \(QAA\)](#) sets out a national framework of qualification levels, and the associated standards of achievement are found in their [Framework for Higher Education Qualifications](#) document.

Testing of core knowledge at Level 4 and 5 work is primarily through examinations, assignments, essays and presentations. At Level 6 this knowledge is tested and assessed through examinations, assignments, essays, presentation, independent research and the dissertation. Where appropriate, assessment criteria make specific reference to practical skills.

Transferable and key skills will not be separately assessed, but must necessarily be employed to achieve the learning outcomes in the course units. Skills will be enhanced by feedback from lectures, tutorials (personal and academic) and practical work, including report writing. Where appropriate, assessment criteria include attention to transferable/key skills.

The Course Learning Outcomes for this course are outlined in the tables below.

### A. Knowledge and understanding of:

| LO number | Learning outcome  | Learning and Teaching methods                                   | Assessment methods  |
|-----------|---|---|---|
| A1        | The concepts and theories of property management in general; including relationships between property legislation and philosophies of property management as promoted by governmental and professional bodies through key publications, together with the evaluation of project management. | <i>lectures, seminars, site visits, blended learning</i>        | <i>essays, portfolios, examination</i>  |
| A2        | Law and legal liability, and the role of management functions together with specific property health, safety and environmental legislation, and the responsibilities of the key duty holders.   | <i>lectures, seminars, group work</i>                           | <i>essays, coursework, presentations</i>  |
| A3        | Sources of environmental legislation and control, together with risk factors in the development of property and the role of development control.  | <i>Lectures, seminars, examination, group work, site visits</i> | <i>essays, presentations, examination</i>   |
| A4        | Valuation techniques and technologies for the identification of value.  | <i>Lectures, seminars, blended learning</i>                     | <i>essays, portfolios, presentations, examination</i>                               |
| A5        | Quantitative and qualitative research methods   | <i>Lectures, seminars, online learning</i>                      | <i>Written submissions, poster presentation, online records, final dissertation</i> |

### B. Cognitive (Intellectual or Thinking) skills, able to:

| LO number | Learning outcome | Learning and Teaching methods | Assessment methods |
|-----------|------------------|-------------------------------|--------------------|
|-----------|------------------|-------------------------------|--------------------|

|    |   |   |   |
|----|---|---|---|
| B1 | Assimilate complex information from diverse sources, and integrate and organise that information in relation to defined goals and analyse and critically examine different forms of discourse.  | <i>lectures, seminars, laboratory work, group work, simulations</i> | <i>essays, portfolios, presentations</i>                                  |
| B2 | Demonstrate capacity for independent judgement, critical reasoning and imaginative response.  | <i>lectures, seminars, group work, studio simulations</i>           | <i>Individual and group project presentations and written submissions</i> |
| B3 | Understand, interrogate and apply different theoretical positions, and develop an awareness of their applicability in different contexts and deploy information and argument effectively, in a self-reflective manner, and evaluate alternative perspectives or points of view. | <i>studio work, group work, simulations</i>                         | <i>Individual and group presentations, written documentation</i>          |
| B4 | Plan and execute assignments in consultation with tutors.   | <i>Seminars, workshops, studio group work</i>                       | <i>Individual and group submissions</i>                                   |
| B5 | Critically evaluate published research, identify further research needs and current opportunities, and select suitable research methods to pursue them.   | <i>Lectures, seminars, tutorials</i>                                | <i>Individual project and dissertation</i>                                |

**C. Practical (Professional or Subject) skills, able to:**

| <b>LO number</b> | <b>Learning outcome</b>   | <b>Learning and Teaching methods</b>                                 | <b>Assessment methods</b>   |
|------------------|---|--|---|
| C1               | Use critical skills in close reading and analysis of regulatory, professional and scholarly texts.  | <i>lectures, seminars, tutorials</i>                                 | <i>essays, portfolios, written submissions</i>                                |
| C2               | Articulate knowledge and understanding of texts, concepts and theories relating to Property Development and demonstrate understanding and command of specialist vocabularies used by the community of property professionals, and the ability to apply them in critical analysis. | <i>Lectures, seminars, site visits, field work, studio workshops</i> | <i>Written coursework, case studies, examination</i>                          |
| C3               | Demonstrate expertise in the identification of property development issues and exercise informed judgement in the selection of appropriate assessment and control strategies to manage risk.  | <i>Lectures, seminars, tutorials, workshops</i>                      | <i>essays, drawing portfolios, investment portfolios, written submissions</i> |
| C4               | Recognise, assess and exploit the potentials of qualitative and quantitative methods for monitoring the performance of valuations.  | <i>Lectures, seminars, tutorials,</i>                                | <i>essays, drawing portfolios, investment portfolios,</i>                     |

|    |  |                                       |   |
|----|--|---------------------------------------|---|
|    |  |                                       | <i>written submissions</i>  |
| C5 | Collect and analyse data appropriately to test research hypotheses and use bibliographical skills appropriate to the discipline, including accurate and consistent use of scholarly conventions of presentation. | <i>Lectures, seminars, tutorials,</i> | <i>essays, drawing portfolios, investment portfolios, poster presentations, written submissions</i> |

**D. Transferrable (Graduate and Employability) skills, able to:**

| <b>LO number</b> | <b>Learning outcome</b>  | <b>Learning and Teaching methods</b>   | <b>Assessment methods</b>  |
|------------------|--|--|--|
| D1               | Communicate effectively in writing, speaking and in appropriate forms of presentation.   | <i>Lectures, seminars, site visits, field work, studio workshops</i>                   | <i>essays, drawing portfolios, investment portfolios, written submissions, poster presentations, presentations</i> |
| D2               | Read and understand documents related to software products and systems and use information technology to handle data, simulation and assist with design and testing and Apply mathematical techniques in business simulation and practice. | <i>Lectures, seminars, site visits, field work, studio workshops, blended learning</i> | <i>Online submissions, essays, drawing portfolios, investment portfolios, written submissions</i>                  |
| D3               | Build on previous experience in order to generalise and assess problem domains and formulate appropriate problem solving strategies.   | <i>Lectures, seminars, fieldwork, tutorials, studio workshops</i>                      | <i>essays, drawing portfolios, investment portfolios, written submissions, oral presentations</i>                  |
| D4               | Demonstrate ability to work in teams to achieve goals but nevertheless be distinctively individual.  | <i>site visits, field work, studio workshops</i>                                       | <i>portfolios, written submissions, oral presentations</i>   |
| D5               | Demonstrate productive capability in the placement setting where this is applicable.   | <i>Placement</i>   | <i>Placement assessment and PICS competencies</i>  |

## Academic Regulations

The current University of Portsmouth [Academic Regulations](#) will apply to this course.

## Support for Student Learning

The University of Portsmouth provides a comprehensive range of support services for students throughout their course, details of which are available at the [MyPort](#) student portal.

Every student will be assigned a Personal Tutor during their first week at the university. Personal Tutors are in place to give advice, help and support on both academic and pastoral matters. Additionally, the School's personal tutor system supports individual student needs and identifies any necessary personal development the student may need. This involves the identification of the student's strengths and weaknesses and development and implementation of strategies to address any weaknesses in order to maximise the opportunities available using the internal/external resources of the University.

Personal Tutors for each year will be selected from the academic staff who teach core units to that year group. Group Tutor Sessions will form part of the delivery of the core unit, evenly spread over the year, as follows:

- |             |  |
|-------------|--|
| First Year  | <ol style="list-style-type: none"><li>1. Introduction to the Tutor System</li><li>2. Academic Engagement and the Student Charter</li><li>3. Introduction to Personal Development Planning</li><li>4. Introduction to Assessment</li><li>5. Writing Skills</li><li>6. Using the Work of Other People</li><li>7. Information Sources and Searching</li><li>8. Preparing for Examinations</li></ol> |
| Second Year | <ol style="list-style-type: none"><li>1. Introduction to the Student Placement and Employability Centre (SPEC)</li><li>2. ePortfolio Review</li><li>3. Updating Your CV</li><li>4. The Third Year Individual Project</li><li>5. Support for student undertaking industrial placement sandwich year</li></ol>   |
| Third Year  | <ol style="list-style-type: none"><li>1. Job Applications</li><li>2. Professional Membership and Status</li></ol>  |

Students will also have two individual meetings with their Personal Tutors throughout each year, to review academic progress, PDP, and ePortfolio evidence of achievements.

Although the course may be completed as a three year full time provision, students who obtain an industrial placement are encouraged to take a year out (usually between years 2 and 3) in order to gain experience in the workplace and create new professional networks. The course is an "optional sandwich" which enables students to benefit from work based learning.

Students are supported during their placement, they will retain their personal tutor, and we will maintain links with the student and their placement provider through their Personal Tutor and Course Leader.

The provision is designed with a large proportion of situated learning approaches throughout the course, but with an emphasis in the latter stages. The introduction of an integrated inter-professional project gives an opportunity to create project teams and work on potentially "real" redevelopment schemes, thus

Course specification for *BSc (Hons) Property Development*

replicating the team-based project approach which graduates will experience in their workplace, so enhancing student employability.

### **Evaluation and Enhancement of Standards and Quality in Learning and Teaching**

The University of Portsmouth undertakes comprehensive monitoring, review and evaluation of courses within clearly assigned staff responsibilities. Student feedback is a key feature in these evaluations, as represented in our [Policy for Listening to and Responding to the Student Voice](#) where further information can be found.

### **Reference Points**

The course and outcomes have been developed taking account of:

- [University of Portsmouth Curriculum Framework Specification](#)
- [University of Portsmouth Education Strategy 2016 - 2020](#)
- [University of Portsmouth Code of Practice for Work-based and Placement Learning](#)
- [Quality Assurance Agency UK Quality Code for Higher Education](#)
- [Quality Assurance Agency Qualification Characteristic Statements](#)
- [Quality Assurance Agency Subject Benchmark Statement](#)
- [Quality Assurance Agency Framework for Higher Education Qualifications](#)
  
- **The specific core and mandatory competencies of the RICS pathway documentation**  
[http://www.rics.org/Global/RICS\\_Requirements\\_and\\_Compencies\\_Guide\\_\(August\\_2018\).pdf](http://www.rics.org/Global/RICS_Requirements_and_Compencies_Guide_(August_2018).pdf)
- **Requirements of the RICS** (professional body) <https://www.rics.org/uk/apc/pathway-guides>
  
- Vocational and professional experience, scholarship and research expertise of the University of Portsmouth's academic members of staff
- National Occupational Standards
- The scholarship and research expertise of academic members of staff
- University of Portsmouth Curricula Framework Document
- The University of Portsmouth policy regarding Key Skills
- QAA UK Quality Code for Higher Education
- Framework for Higher Education Qualifications (FHEQ) National Qualifications Framework
- QAA construction-related course benchmarks: Construction, Property & Surveying
- National Qualifications Framework
- Requirements of Professional and/or Statutory Regulatory Bodies and in particular those of the Royal Institution of Chartered Surveyors (RICS)

The **Mandatory Competencies** identified by the **RICS** and incorporated into the curriculum are:

- M001 Accounting principles and procedures
- M002 Business planning
- M003 Client care
- M004 Communication and negotiation
- M005 Conduct rules, ethics and professional practice
- M006 Conflict avoidance, management and dispute resolution procedures
- M007 Data management

Course specification for *BSc (Hons) Property Development*



- M008 Health and safety
- M009 Sustainability
- M010 Teamworking

The **Core Technical Competencies** defined by the RICS and incorporated into the curriculum are:

- T023 Development appraisals
- T032 Financial modelling
- T044 Inspection
- T046 Investment management (including fund and portfolio management)
- T051 Legal/regulatory compliance
- T056 Mapping
- T057 Measurement of land and property
- T061 Planning
- T069 Property finance and funding
- T083 Valuation

### Disclaimer

The University of Portsmouth has checked the information provided in this Course Specification and will endeavour to deliver this course in keeping with this Course Specification. However, changes to the course may sometimes be required arising from annual monitoring, student feedback, and the review and update of modules and courses.

Where this activity leads to significant changes to modules and courses there will be prior consultation with students and others, wherever possible, and the University of Portsmouth will take all reasonable steps to minimise disruption to students.

It is also possible that the University of Portsmouth may not be able to offer a module or course for reasons outside of its control, for example, due to the absence of a member of staff or low student registration numbers. Where this is the case, the University of Portsmouth will endeavour to inform applicants and students as soon as possible, and where appropriate, will facilitate the transfer of affected students to another suitable course.

### Copyright

The contents of this Course Specification are the copyright of the University of Portsmouth and all rights are reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted, in any form or by any means, such as electronic, mechanical, photocopied, recorded or otherwise, without the prior consent of the University of Portsmouth.

### Document details

|                                       |                                |
|---------------------------------------|--------------------------------|
| Author                                | <i>Amanda Thomas</i>           |
| Date of production and version number | <i>16 July 2018 [1]</i>        |
| Date of update and version number     | <i>[Date] [Version number]</i> |
| Minimum student registration numbers  | <i>20</i>                      |