

MSc Property Development

MSc Real Estate Management

Programme Specification

Primary Purpose

Course management and quality assurance.

Secondary Purpose

Detailed information for students, staff and employers. Current students should refer to the related Course Handbook for further detail.

Disclaimer

The University of Portsmouth has checked the information given in this Programme Specification. We will endeavour to deliver the course in keeping with this Programme Specification; however, changes may sometimes be required arising from annual monitoring, student feedback, review and update of units and courses. Where this activity leads to significant changes to units and courses, there will be prior consultation of students and others, wherever possible, and the University will take all reasonable steps to minimize disruption to students. It is also possible that the University may not be able to offer a unit or course for reasons outside of its control, for example; the absence of a member of staff or low student registration numbers. Where this is the case, the University will endeavour to inform applicants and students as soon as possible. Where appropriate, the University will facilitate the transfer of affected students to another suitable course.

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 electronic, mechanical, photocopying, recording or otherwise, without the prior consent of the University of Portsmouth.

Contents

Course Details	1
1. Named Awards.....	1
2. Course Code (and UCAS Code if applicable)	1
3. Awarding Body	1
4. Teaching Institution	1
5. Accrediting Body	1
6. QAA Benchmark Groups	1
7. Document Control Information.....	1
8. Effective Session.....	1
9. Author	1
10. Faculty.....	1
11. Department	1
Curriculum	1
12. Educational Aims.....	1
13. Reference Points.....	2
14. General Learning Outcomes.....	4
15. Learning Outcomes	4
A. Knowledge and Understanding of:.....	4
B. Cognitive (Intellectual or Thinking) Skills, able to:	5
C. Practical (Professional or Subject) Skills, able to:	5
D. Transferable (Graduate and Employability) Skills, able to:	5
16. Learning and Teaching Strategies and Methods.....	5
17. Assessment Strategy.....	6
18. Course Structure, Progression and Award Requirements.....	6
19. Employability Statement.....	6
Course Management	8
20. Support for Student Learning.....	8
21. Admissions Criteria.....	8
A. Academic Admissions Criteria	8
B. Disability	9
22. Evaluation and Enhancement of Standards and Quality in Learning and Teaching	9
A. Mechanisms for Review and Evaluation	9
B. Responsibilities for Monitoring and Evaluation.....	9
C. Mechanisms for Gaining Student Feedback	9
D. Staff Development Priorities.....	9
23. Assessment Regulations	9
24. Role of Externals	10
25. Indicators of Standards and Quality.....	10
A. Professional Accreditation/Recognition.....	10
B. Periodic Programme Review (or equivalent).....	10
C. Quality Assurance Agency	10
D. Others	10
26. Further Information	10

Course Details

1. Named Awards

MSc Property Development

MSc Real Estate Management

2. Course Code (and UCAS Code if applicable)

C1820F; C1820P

C2727F; C2727P

3. Awarding Body

University of Portsmouth

4. Teaching Institution

University of Portsmouth

5. Accrediting Body

The Royal Institution of Chartered Surveyors (RICS)

6. QAA Benchmark Groups

Construction, Property, and Surveying

7. Document Control Information

Version 15, July 2016, August 2017, August 2018

8. Effective Session

2018/19

9. Author

Dr Tim Whitehead

10. Faculty

Faculty of Technology

11. Department

School of Civil Engineering and Surveying

Curriculum

12. Educational Aims

The course, offered in full-time or part-time modes, aims to equip students to work in the commercial property sector and to extend knowledge of existing practitioners to support their professional advancement and critical awareness. In addition, and more generally to:

- Critically consider the multidisciplinary aspects of the development and use of land, buildings and natural resources and their integration in arriving at resource allocation decisions;
- Develop a critical understanding of valuation, planning and management of commercial property;
- Appraise the process, sequence and function of property development within the overall function of the built assets;
- Provide systematic understanding and critical awareness of the interaction between common law, equity and statutes affecting real estate;
- Develop a critical analysis of the economic constraints influencing property investment markets and financial returns in real estate;
- Develop a systematic understanding of the systems and processes associated with real estate management;
- Create a challenging and stimulating environment within which students have their personal achievements recognised and rewarded;
- Foster an active and self-reflective learning approach to underpin students' development as professional commercial property practitioners;
- Provide monitoring, support and guidance of the individual learning experience such that all students can be encouraged to realise their own potential;
- Develop and test students intellectual and critical abilities such that they can define, investigate and analyse problems, form judgements, make decisions and demonstrate the acquisition of such qualities;
- Provide an opportunity for students to develop as highly competent and critically reflective practitioners in order to maximise their career potential;
- Prepare students for the transition from Higher Education to employment within a professional context, and develop those Masters' level professional and specialist skills that all stakeholders can reasonably expect of students who have successfully completed postgraduate study.

The MSc Real Estate Management has been developed to respond to demands at both national and international level. Property Development has been delivered for many years at the University.

13. Reference Points

This course conforms to the Partnership arrangement between the University of Portsmouth and the Royal Institution of Chartered Surveyors

- University of Portsmouth Curriculum Framework (March 2011)
- The scholarship and research expertise of academic members of staff
- QAA UK Quality Code for Higher Education
- Framework for Higher Education Qualifications (FHEQ)
- National Qualifications Framework
- Subject Benchmark Statements: QAA for HE: Construction, Property and Surveying (2008)
- RICS Policy and Guidance on University Partnerships (2008)

The core elements of the Subject Benchmark Standards interpreted for further learning to Master's level, and in the context of Construction, Property and Surveying are:

Subject Knowledge and Understanding (SKU)

- Critique the need for change and the perception of future trends.
- Evaluate key concepts and theoretical approaches.
- Analyse the relative importance of relevant issues and future application.
- Evaluate aspects of management and other specialisms within the context of regulatory requirements, ethical correctness, and the needs of society.
- Evaluate ICT applications appropriate to the discipline

- Analyses working relationships and evaluate strengths and weaknesses in a professional context

Subject Specific Skills (SSS)

- Survey, map and test characteristics of the natural and built environment
- Analyse strategies and evaluate environmental sustainability
- Evaluate project requirements and coordinate the project development process
- Assess factors affecting potential developments
- Collect and evaluate project design and documentation
- Apply procurement and contract processes
- Plan construction and installation operations
- Dispute resolution
- Evaluate and assess built assets on the basis of a variety of factors
- Use and maintenance of property, systems and services
- Analyse and critically examine questions and problems of a non-routine and unfamiliar nature and develop solutions
- Develop and manage teams through good working relationships and professional practice

Generic Skills (GS)

- Evaluate the appropriateness of various methods of knowledge acquisition and recommend appropriate research methods
- Critically evaluate a range of sources
- Evaluate strategies to encourage and improve leadership, interpersonal relations, group dynamics and self development
- Appraise the short and long term needs of business and other types of organisation
- Evaluate and recommend a range of appropriate means of communication including information technology
- Appraise and argue issues of a non-routine nature in unfamiliar situations

These have been matched with the appropriate Learning Outcomes for the course, as shown in section 14.

The programme underpins the RICS mandatory (M) and core (T) competencies relating to the MSc Property Development. These are also matched with the appropriate Learning Outcomes in section 14 below:

MANDATORY Competencies

- 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
- M008 Health and safety
- M009 Sustainability
- M010 Teamworking

CORE Competencies

- T023 Development Appraisals
- T044 Inspection

- T046 Investment management (including fund and portfolio management)
- T048 Landlord and tenant (including rent reviews and lease renewals)
- T050 Leasing/letting
- T051 Legal/regulatory compliance
- T052 Local Taxation / assessment
- T057 Measurement of land and property
- T061 Planning
- T069 Property finance and funding
- T070 Property management
- T073 Purchase and sale
- T083 Valuation

14. General Learning Outcomes

Level 7

Master's degrees/Postgraduate Certificates/Postgraduate Diplomas are awarded to students who have demonstrated:

- a systematic understanding of knowledge, and a critical awareness of current problems and/or new insights, much of which is at, or informed by, the forefront of their academic discipline, field of study or area of professional practice
- a comprehensive understanding of techniques applicable to their own research or advanced scholarship
- originality in the application of knowledge, together with a practical understanding of how established techniques of research and enquiry are used to create and interpret knowledge in the discipline
- conceptual understanding that enables the student:
 - to evaluate critically current research and advanced scholarship in the discipline
 - to evaluate methodologies and develop critiques of them and, where appropriate, to propose new hypotheses

Typically, holders of the qualification will be able to:

- deal with complex issues both systematically and creatively, make sound judgements in the absence of complete data, and communicate their conclusions clearly to specialist and non-specialist audiences
- demonstrate self-direction and originality in tackling and solving problems, and act autonomously in planning and implementing tasks at a professional or equivalent level
- continue to advance their knowledge and understanding, and to develop new skills to a high level

And holders will have:

- the qualities and transferable skills necessary for employment requiring:
 - the exercise of initiative and personal responsibility
 - decision-making in complex and unpredictable situations
- the independent learning ability required for continuing professional development

15. Learning Outcomes

A. Knowledge and Understanding of:

- A.1 The ethics, concepts and principles of property development and management at an advanced level of study, including research (SKU, SSS, M005, M002, T023, T069, T070, T073).

- A.2 The commercial implications of property project management, development and investment (SKU, SSS, M002, M003, M004, M10, T023, T046, T048, T050, T051, T070, T073, T083).
- A.3 Property and planning law, safety, environmental legislation and legal liability (SKU, M004, M009, T048, T050, T051, T061, T073,).
- A.4 Property economics and valuation methodologies and their application to the property markets / assets (SKU, M001, M003, M004, M005, M007, M10, T023, T044, T046, T048, T050, T052, T057, T069, T070, T083).
- A.5 Planning, construction, condition and assessment of risk in the development of property (SSS, M003, M004, M007, M008, M009, T023, T051, T061).

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

- B.1 Analyse and critically examine different forms of discourse (GS, M001, M002, M003, M004, M005, M006, M007, M008, M009, M010).
- B.2 Conceptualise complex information from diverse sources, and integrate and organise that information in relation to defined goals (GS, M004).
- B.3 Propose, interrogate and apply different theoretical positions, and to develop an awareness of their applicability in different contexts (GS, M004, M005, M010).
- B.4 Plan, organise and develop a response to set assignments for submission in consultation with tutors (GS, M004).
- B.5 Critically evaluate published research, hypothesise further research needs and current opportunities, and evaluate and justify appropriate research methods (GS, M002, M004).

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

- C.1 Use critical skills for the evaluation and analysis of regulatory, professional and scholarly texts (SSS, GS, M005, M007, T048, T050, T051, T052, T061).
- C.2 Evaluate and critique concepts and theories relating to property management and development (SKU, SSS, M004, T023, T046, T048, T050, T051, T061, T069, T070, T073)
- C.3 Appraise and argue using the specialist vocabulary of the property professional community (SKU, SSS, M004, T023, T044, T051, T052, T057, T061, T070).
- C.4 Appraise property development issues and justify the selection of appropriate assessment and control strategies to manage risk (SKU, SSS, T023, T044, T051, T069, T083).
- C.5 Evaluate and recommend qualitative and quantitative methods for monitoring the performance of valuations (SSS, GS, T046, T048, T050, T051, T052, T057, T073, T083).
- C.6 Collect, evaluate and discriminate data appropriately to test research hypotheses (SSS, M007).

D. Transferable (Graduate and Employability) Skills, able to:

- D.1 Compose and defend in writing, speaking and appropriate forms of presentation (GS, M004).
- D.2 Recommend and appraise software products and systems (SKU, SSS, M007, T023).
- D.3 Make value judgements with regard to property issues and associated professional ethics (SKU, GS, M003, M005).
- D.4 Recommend mathematical techniques in business simulation and practice (SSS, M001, M002).
- D.5 Assess problem domains and formulate appropriate problem solving strategies (SSS, T048, T070, T073).

16. Learning and Teaching Strategies and Methods

All learning outcomes will be underpinned by a weekly programme of lectures and tutorials / seminars.

Periodic activity sessions and group discussions will support outcomes A3 and A5. Practical activities and the use of professional databases will support outcomes A1 and A3. Site visits will be used to provide a real-world context to outcomes A1, A2 and A3.

Lectures, seminars and workshops will support outcomes B1, B2, B3, B4 and B5. In addition, outcome B5 will be further supported by presentations and student-led seminars.

Lectures, seminars, practical exercises, workshops and site visits will support outcomes C1, C2, C3, C4 and C5. Presentations, skills workshops and student-led seminars will support outcome C6.

Lectures, seminars, practical exercises and workshops will support outcomes D1, D2, D3, D4 and D5. D4 will further be supported by self-assessment problems and group presentations.

17. Assessment Strategy

Examinations will be used to assess outcomes A1, A2, A3, A4 and A5.

Coursework comprising drawn and scheduled information will contribute to the assessment of outcomes A1, A3 and A5. Critical writing on a community based project supported by evidence and presentation will contribute to the assessment of outcomes A1, A2 and A4. Professional evaluative reports and critical essays will contribute to the assessment of A1 – A5.

Examinations, critical reports and essays will assess B1, B2, B3 and B4. The Dissertation unit will assess outcome B5.

Examinations, critical reports and essays will assess C1, C4 and C5. C2 and C3 will be assessed by a group-based community project. The Dissertation unit will assess outcome C6.

Examinations, critical reports and essays will assess D1, D2, D3, D4 and D5. D4 will be additionally assessed by a group-based community project.

18. Course Structure, Progression and Award Requirements

See [Unit Web Search](#)¹ for full details on the course structure and units

This can be taken as a full-time course, which lasts for 12 calendar months, or a part time course which lasts typically for 24 months.

The dissertation provides a vehicle for developing and demonstrating high level research and analytical skills.

In full time mode, the course consists of four 30 credit units taught from October to May. This is followed by a 60 credit dissertation typically run over the summer period (May to September).

In part-time mode, students follow two 30 credit units per teaching year over two years. The dissertation will be carried out predominantly through the second year.

Each unit is credit rated and for the award of MSc, students must successfully complete a total of 180 credits.

There are two interim awards available - the Postgraduate Certificate (PgC) and the Postgraduate Diploma (PgD):

- The **PgC** exit award requires the successful completion of two 30 credit taught units (60 credits).
- The **PgD** exit award requires the successful completion of four 30 credit taught units (120 credits).

Throughout the course standard University rules apply. The regulations must be consulted for a full description of exit awards.

19. Employability Statement

Surveying at the University of Portsmouth has strong links with both industry and the profession. Graduates from our MSc in Property Development are highly regarded and much sought after in Property Development roles in the work place; additionally, the course provides the skills and knowledge to support employability in a range of professional roles in the built environment, both in the UK and internationally.

Students are briefed during the induction programme on the opportunities of engaging with the surveying profession. An explanation is given on how to become a student member of the RICS.

¹ www.port.ac.uk/unitwebsearch

Recent graduates are invited to talk to students together with representatives from the junior organisation of the RICS (MATRICS), as well as representatives from the University student society (PDSoc) which also has an engagement with the property industry. During the year, a variety of practical visits and social opportunities are offered by both groups (PDSoc and MATRICS).

The school organises a series of visiting lectures, delivered by senior practitioners, to give students a critical awareness of current and professional issues, relevant to property development. This is reinforced by an annual visit from RICS professional staff, who also provide a detailed overview of employment opportunities.

Some key local / regional surveying practices have longstanding links with the school and provide work experience and placement opportunities. At a national level, some of the larger practices regularly visit the school to explain their application procedures and associated graduate opportunities.

The school has a well established Continuing Professional Development (CPD) programme offered to regional surveyors, planners, architects and lawyers. Masters students are offered the opportunity to attend these sessions, subject to availability.

Staff have very close links with industry and are involved in academic representation as external examiners and advisors. In addition, many staff are represented on professional surveying and property accrediting committees at both local and national level.

Students completing the course will have met the educational requirements of the Royal Institution of Chartered Surveyors (RICS) which will allow them to develop their membership of a global organisation. The RICS has an office and infrastructure on each continent to allow the student to progress their career in an international context.

Examples of employment opportunities are:

- Allsop
- BNP Paribas Real Estate
- CBRE
- Cluttons
- Colliers CRE
- Cushman & Wakefield
- Drivers Jonas
- DTZ
- Gerald Eve
- Grosvenor
- GVA Grimley
- Jones Lang LaSalle
- King Sturge
- Knight Frank
- Lambert Smith Hampton
- NB Real Estate
- Savills
- Local authorities, e.g. Portsmouth City Council
- National organisations, e.g. Crown Estate
- Housing Associations, NHS, MOD, etc

PDP and student support via the personal tutoring system

Through the School's personal tutor system and tutorial support, students are supported regularly on Personal Development Planning issues through timetabled personal tutoring sessions.

As Personal Development provision for postgraduate students is closely linked to the background and experience of the student, it is managed on an individual basis, primarily through the Personal Tutor, but supplemented by the Dissertation Supervisor.

An early meeting with the Personal Tutor will establish individual development goals. All students will have access to the ePortfolio system, and this will act as the record for goals and for evidence of achievement. As with undergraduate students in the School, the importance of professional competencies and the expectations of the Professional Institutions and employers will be emphasised. The Personal Tutor will support the student in recording evidence against these competencies in the ePortfolio.

Information regarding Personal Development support and resources available across the University (Maths Cafe, ASK, Library, etc.) will be disseminated electronically over the first few weeks of the programme. This 'extended induction period' is intended not to overload the students at the start of their studies, but to provide them with relevant information when it is more appropriate to their need, and has been developed following student feedback from previous years. Personal Tutors are available to guide access to these resources.

Course Management

20. Support for Student Learning

- The Course is managed by a Course Leader.
- Extensive induction programme introduces the student to the University and their course.
- Each student has a personal tutor, responsible for pastoral support and guidance.
- University support services include careers, financial advice, housing, counselling etc.
- The Academic Skills Unit (ASK).
- The Additional Support and Disability Advice Centre (ASDAC).
- Excellent library facilities.
- The University of Portsmouth has consistently been awarded an excellent rating for student support and guidance in a number of Quality Assurance Agency inspections.
- Student course and unit handbooks provide information about the course structure and University regulations etc.
- Feedback is provided for all assessments.
- Personal Development Planning (PDP) for all awards.
- Learning resources are available via the Moodle VLE provision.

21. Admissions Criteria

A. Academic Admissions Criteria

Applicants from home and EU students will have achieved an Honours Degree with at least a lower second award (2.2) in a technical or analytical discipline. Where applications are received from home and EU students with non-standard qualifications they would normally be forwarded to the School of Civil Engineering & Surveying postgraduate admissions tutor for consideration and decision.

Accreditation of Prior Experience and Learning (APEL) applicants able to provide evidence of knowledge, skills and experience gained through training courses, employment, professional development courses, voluntary work, private study and previous attendance at college and university will be assessed and given equivalent credits toward their degree. RICS Thresholds to apply (RICS 2008 Policy and Guidance on University Partnerships). Further details on APEL can be found at the University website at:

<http://www.port.ac.uk/accesstoinformation/policies/curriculumandqualityenhancement/filetodownload,11037,en.pdf>

International applications are received by the International Office and forwarded to the School of Civil Engineering & Surveying postgraduate admissions tutor for consideration and decision. Applicants are required to have achieved a proficiency in the use of English language of IELTS 6.5, although a minimum of 6.0 will be considered. Details of equivalent alternative qualifications can be found at the following link:

<http://www.port.ac.uk/departments/studentsupport/international/englishlanguage/languagerequirements/>

B. Disability

The University makes no distinction in its admissions policy with regard to disability and will endeavour to make all reasonable adjustments in order to make it possible for students to study at Portsmouth on a course of their choice.

22. Evaluation and Enhancement of Standards and Quality in Learning and Teaching

A. Mechanisms for Review and Evaluation

- Course Leader's Annual Standards and Quality Evaluative Review.
- Head of School's Annual Standards and Quality Evaluative Review.
- Unit and Course Level student feedback considered at Board of Studies.
- Unit Assessment Board consideration of student performance for each programme.
- Annual Standards and Quality Reports to Board of Studies, including consideration of Subject and Award External Examiner Reports.
- Periodic Programme Review.
- Student Representatives and Student/Staff Consultative Committees.
- Staff Performance and Development Review.
- Peer Review and Development Framework.
- Faculty Learning and Teaching Committee.

B. Responsibilities for Monitoring and Evaluation

- Unit Co-ordinators for unit content and delivery.
- Course Leader for day-to-day running of course.
- Board of Studies with overall responsibilities for operation and content of course.
- Head of School.
- Associate Dean (Academic).
- Associate Dean (Students).
- Quality Assurance Committee.
- Unit, Award and Progression Board of Examiners.

C. Mechanisms for Gaining Student Feedback

- Student Representation on Board of Studies.
- Student Staff Consultative Committees.
- Unit and Course level student feedback questionnaires.
- University participates in external student surveys, eg Postgraduate Research Experience Survey (PRES) and International Student Barometer (ISB).

D. Staff Development Priorities

- Academic staff undertake activities related to research, scholarship, teaching and learning and student support and guidance.
- Annual staff performance and development reviews match development to needs.

- Managers undertake a variety of management development programmes.
- New academic staff required to undertake PgCert Learning and Teaching in Higher Education.
- All academic staff encouraged to seek Higher Education Academy membership.
- Academic staff new to teaching required to undertake Initial Professional Development Programme (iPROF).
- Support Staff are encouraged to attend short courses in areas such as minute taking, and specific IT packages.

23. Assessment Regulations

The current University of Portsmouth academic regulations will apply to this programme (see [Assessment and Regulations²](#)).

24. Role of Externals

Subject External Examiners who will:

- Oversee unit assessment and usually attend Unit Assessment Boards
- Review unit assessment strategy
- Sample assessment artefacts
- Present report to Unit Assessment Boards

Award External Examiners (usually also a Subject External Examiner) who will:

- Oversee and attend Award/Progression Boards
- Scrutinise and endorse the outcomes of assessment
- Ensure that the standard of the award is maintained at a level comparable with that of similar awards elsewhere in the United Kingdom

25. Indicators of Standards and Quality

A. Professional Accreditation/Recognition

The Royal Institution of Chartered Surveyors

B. Periodic Programme Review (or equivalent)

March 2006 – Broad Confidence

June 2012 - Revalidation

C. Quality Assurance Agency

QAA Higher Education Review, March 2015, judgements about standards and quality meet UK expectations (*for full report see [Higher Education Review of the University of Portsmouth, March 2015³](#)*).

D. Others

None.

26. Further Information

Further information may be found in:

- Student Handbook
- University of Portsmouth Curriculum Framework Document

² www.port.ac.uk/departments/services/academicregistry/qualitymanagementdivision/assessmentandregulations/

³ http://www.qaa.ac.uk/docs/qaa/reports/university-of-portsmouth-her-15.pdf?sfvrsn=5071f581_4

- University of Portsmouth Prospectus
- [University of Portsmouth](#)⁴ and [School](#)⁵ websites

⁴ www.port.ac.uk/

⁵ www.port.ac.uk/school-of-civil-engineering-and-surveying/