

| AWARD | | | | | | | |
|--|---|---------------|----------------|---------------|----------|----------|----------|
| <p>FULLY EXAMINED AND AWARDED by Heriot-Watt University. Degree awarded is 100% identical to those studied full-time at the University campus.</p> | | | | | | | |
| Delivery | EXCLUSIVELY – Part-time in Singapore through Trent Global College of Technology and Management. | | | | | | |
| Duration | <p>12-month continuous study without term holidays:</p> <ul style="list-style-type: none"> A) Regular Class: 3-hour classroom lesson – 2 to 3 times per week. B) Weekdays Lessons start: 7:00pm to 10:00pm C) Weekends Lessons start: 2:30pm to 5:30pm D) Extensive Virtual Learning Environment (Blackboard – Vision provided by HWU). | | | | | | |
| Disciplines (structure is correct at time of print) | <p>Each discipline contributes 15 credits. Contact hours: 30 hours.</p> <ol style="list-style-type: none"> 1. Real Estate Development (Cw (30%) + Exam (70%)) 2. Statistics & Data Analysis (Cw (100%)) 3. Real Estate Investment (Cw (30%) + Exam (70%)) 4. Contemporary Appraisal (Cw (30%) + Exam (70%)) 5. Facilities Management 1: Principles (Cw (30%) + Exam (70%)) 6. Professional Project (Cw (100%)) 7. Business Management in the Built Environment (Exam (100%)) 8. International Property Market Analysis (Cw (30%) + Exam (70%)) | | | | | | |
| Assessments | <p>Assignments and Written Examination:</p> <ul style="list-style-type: none"> ▪ All assessments are written and marked by Heriot-Watt University staff. ▪ Examinations are held thrice yearly. ▪ Examinations administrated and Invigilated by the British Council. | | | | | | |
| Programme Fees (*Fees are subject to changes without notice) | <p>*S\$12,900 exclusive of GST and payment in three (3) instalments:</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="background-color: black; color: white;">First Payment</th> <th style="background-color: black; color: white;">Second Payment</th> <th style="background-color: black; color: white;">Third Payment</th> </tr> </thead> <tbody> <tr> <td>S\$4,300</td> <td>S\$4,300</td> <td>S\$4,300</td> </tr> </tbody> </table> <p>Other Fees</p> <ul style="list-style-type: none"> ▪ *S\$250 (non-refundable) Registration and eligibility assessment. ▪ Programme fee includes HWU E-library, VLE, VPN, examinations and assessments. ▪ Fees payable are subject to prevailing GST. | First Payment | Second Payment | Third Payment | S\$4,300 | S\$4,300 | S\$4,300 |
| First Payment | Second Payment | Third Payment | | | | | |
| S\$4,300 | S\$4,300 | S\$4,300 | | | | | |
| Intakes | Three (3) intakes a year - January, May, September. | | | | | | |
| Graduation | In Singapore or Edinburgh (Scotland, UK) | | | | | | |
| Entry Requirements | <ul style="list-style-type: none"> · A relevant Diploma (Civil Engineering, Building, QS, etc) from any recognised college and University. · Other equivalent qualifications and relevant industries experience may be considered. · All applications are approved and authorised by Heriot-Watt University. | | | | | | |
| Participants Benefits | <ul style="list-style-type: none"> ▪ International recognised, Association of Commonwealth Universities. ▪ Recognised by BCA as a relevant degree for General Builder GB Class 1 Technical Controller. | | | | | | |

TRENT GLOBAL COLLEGE OF TECHNOLOGY AND MANAGEMENT PTE LTD (Bestway Campus)

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1. Real Estate Development

- The real estate market and the property development industry.
- The factors influencing the development decision.
- The techniques of development appraisal, including cash flow methods and sensitivity analysis.
- The nature of planning agreements and their impact on development appraisal.
- The general form and content of real estate development and investment finance.
- The form and content of real estate partnerships including appraisal and financing aspects.

2. Statistics & Data Analysis

- Introduction; measurement and types of data; secondary data sources; primary data collection; describing and summarising data; tables and graphic presentations; measures of central tendency and dispersion; skewness and kurtosis; distributions; sampling theory; using samples to predict population; comparing samples; testing significance; cross-tabulation and Chi square test; non-parametric tests; correlation and regression. Index numbers; Use of SPSS.

3. Real Estate Investment

- Investment media, risk, return and risk management. Property in a multi-asset portfolio. Property investors, their motives and characteristics. Property investment decision making; investment strategies, decision criteria and portfolio management. Indirect property investment. Property performance measurement. Market efficiency, price and worth. Property indices. The basic concepts of finance and financial intermediation; Methods and structure of real estate finance in the primary mortgage market; Development of the secondary mortgage market; and understanding risk analysis and management of real estate loan risks.

4. Contemporary Appraisal

The course is intended to discuss and explore the following issues:

Investment appraisal:

- An examination of current issues in investment appraisal; critical evaluation of conventional valuation techniques complex valuation problems: landlord and tenant incentives, surrender and renewal contemporary/current issues: over-renting, short leases and break options

Advanced methods:

- Option pricing and arbitrage investment valuation (worth): DCF and risk analysis; scenarios, sensitivity and computer simulation.

Spreadsheets:

- Microsoft excel and valuation.

Mass appraisal: Application of statistical techniques for property appraisal:

- Multiple regression analysis (MRA);
- Application of advanced computer packages;

Business appraisal:

- Financial reporting;
- Analysis of balance sheets and profit and loss accounts;
- Valuation of special business properties (e.g., hotels, public houses and leisure properties).

Development appraisal:

- Critical evaluation of conventional development appraisal techniques
- Complex discounted cash flow approaches;
- Scenarios, sensitivity and computer simulation;
- Professional valuation and appraisal software
- Circle/Argus.

5. Facilities Management 1: Principles

- Introduction to Module, Origins and definitions of FM, Scope and Role of FM, Planning and Managing FM, Outsourcing and Partnering in FM, FM Performance, Key Performance Indicators, Strategic significance of FM, The Briefing Process, Value and Risk Management in FM, Business Continuity Planning.

6. Professional Project

- The module is project based and coursework assessed. The syllabus will vary dependent on the field trip venue and the nature of the remit. However the model will normally envisage the following event sequence:
 - Introduction, briefing and some desk study.
 - Field exercise; normally one week to mainland European Country.
 - Remainder of module back on campus but potentially comparative field exercises locally.

7. Business Management in the Built Environment

- What is strategy? What is strategic management? How does strategy manifest itself and what does it influence?
- Exploration of the complexity and difficulty organisations have in developing strategy.
- Strategy 'Schools of Thought' – an exploration of the contested nature of the strategy theory.
- The Prisoners dilemma – An exploration of the difficulties of strategising in a contested marketplace.
- The strategic management process.
- Context and strategy – a recursive relationship.
- Strategic analysis.
- Forecasting the future – crystal ball gazing.
- Strategy implementation.
- Strategy monitoring and feedback.
- Change Management – context and practice as a recursive relationship.
- Contemporary research on strategy in the built environment.
- Strategic issues in the built environment; Impact of new technology on demand for buildings and Public/Private strategic relationships, i.e. PFI/PPP.
- Strategy and business planning.

8. International Property Market Analysis

- The economics of international trade; international financial flows and international investment; internationalisation of the economic system; internationalisation of real estate and real estate service providers; institutions in and affecting real estate markets; comparative analysis of property markets in different countries; comparative analysis of use, investment and development across countries; mature, emergent and transitional markets; identification of future international property investment trends.