



**Course information for**  
Bachelor of Property Valuation

**Course Number**  
HE20507

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## Course design

The Bachelor of Property Valuation is a three-year qualification that prepares graduates for work as a Valuer in a range of contexts across national and international residential, commercial and public sector property. This qualification provides graduates with a rigorous body of property valuation knowledge. Learning outcomes support the acquisition of skills that underpin professional practice and life-long learning in the property valuation industry. Graduates are equipped with the knowledge and skills needed to meet the requirements of an ever changing global property economy.

The Bachelor of Property Valuation was designed to address recent regulatory changes that require Valuation professionals to hold a relevant bachelor degree. Arrangements have been made for graduates of vocational property valuation programs to enter the degree with credit transfer enabling them to meet current Australian Property Institute (API's) membership requirements for degree-qualified Certified Practising Valuer (CPV).

## Course learning outcomes

### Graduates of the Bachelor of Property Valuation will:

- operate professionally using extensive body of valuation knowledge drawn from the study of building and the built environment; property legislation; ongoing court determinations; economic, political and market intelligence and ethical financial and business practice
- be able to independently engage in self-directed professional learning and development projects with the capacity to solve problems, reflect critically on judgements, evaluate own work effectively and adapt to change
- have the oral, written and visual communication skills to communicate professionally as a valuer with the capacity to articulate, critique and defend judgement and decisions
- promote ongoing professional development and life-long learning, the foundations of valuation practice, allowing for their transferability across diverse national and international contexts
- be ethical and responsible practitioners, considerate of cultural, traditional, local, national and international requirements.

## Course structure

The structure below is the typical study pattern for a full time student. Availability of electives and study pattern is determined by the campus. All Subjects are worth 10 credit points (CP). 240 credit points are required to complete this course.

### Year 1 Level 100 – Foundation Valuation Skills

#### Semester 1

PVVAL101A Foundation valuation concepts (10CP)

PVVAL102A Property valuation technologies (10CP)

PVVAL103A Planning and spatial analysis (10CP)

PVVAL104A Property law I (10CP)

#### Semester 2

PVVAL105A Introduction to financial theory (10CP)

PVVAL106A Residential construction (10CP)

PVVAL107A Residential valuation (10CP)

PVVAL108A Property economics (10CP)

### Year 2 Level 200 – Valuation Development

#### Semester 3

PVVAL201A Property law II (10CP)

PVVAL202A Applied financial theory (10CP)

PVVAL203A Industrial and insurance valuation (10CP)

PVVAL204A Property accounting and taxation (10CP)

#### Semester 4

PVVAL205A Commercial valuation (10CP)

PVVAL206A Rural valuation (10CP)

PVVAL207A Commercial construction (10CP)

PVVAL208A Property investment and feasibility (10CP)

### Year 3 Level 300 – Valuation Synthesis

#### Semester 5

PVVAL301A Retail valuation (10CP)

PVVAL302A Specialised and government valuation (10CP)

PVVAL303A Statutory valuation (10CP)

#### Semester 6

PVVAL304A Risk and ethical valuation (10CP)

PVVAL305A Valuation research project (10CP)

PVVAL306A Property finance and development (10CP)

### Year 3 electives

Complete one each semester in year 3 (10CP)

PVVAL307A Agribusiness valuation (10CP)

PVVAL308A Going concern valuation (10CP)

PVVAL309A Goods, chattels, plant and machinery valuation (10CP)

PVVAL310A Lodging industry valuation (10CP)

PVVAL311A Seniors housing valuation (10CP)

PVVAL312A Advanced statutory valuation (10CP)

## Overview of subject requirements

The information on the following pages provides an overview and an indicative assessment schedule for each subject in the course. It is provided for information purposes only. The Subject Guide distributed to enrolled students will detail full learning and assessment requirements for each subject.

### **SUBJECT:** Foundation valuation concepts

**CODE:** PVVAL101A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

#### **Subject overview**

This subject introduces students to underpinning valuation skills and basic knowledge required to undertake simple valuation tasks based on theoretical knowledge, and to distinguish between more complex valuation concepts. It also supplies underpinning legal knowledge required to identify standards and benchmarks applied to the valuation industry.

#### **Indicative assessment schedule**

Reflective report	10%
Written report	40%
Formal examination	50%

### **SUBJECT:** Property valuation technologies

**CODE:** PVVAL102A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

#### **Subject overview**

This subject enables students to operate a range of electronic and digital devices to successfully solve mathematical, financial and statistical problems, and create a range of documentation relevant to valuation practice.

#### **Indicative assessment schedule**

Activity	10%
Class Test	40%
Formal examination	50%

### **SUBJECT:** Planning and spatial analysis

**CODE:** PVVAL103A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

#### **Subject overview**

This subject provides students with knowledge of town planning and mapping relevant to valuation practice.

Students will analyse and interpret sources of town planning information and apply these to simulated and actual valuation contexts.

#### **Indicative assessment schedule**

Reflective report	10%
Research project	40%
Formal examination	50%

### **SUBJECT:** Property law I

**CODE:** PVVAL104A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

#### **Subject overview**

This subject provides students with a basic understanding of principles of law relevant to valuation practice, from which they can further their knowledge and undertake, analyse and interpret more complex legal concepts.

#### **Indicative assessment schedule**

Reflective report	10%
Class Test	40%
Formal examination	50%

### **SUBJECT:** Introduction to financial theory

**CODE:** PVVAL105A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

#### **Subject overview**

This subject introduces students to foundation knowledge of financial theory and statistical data, and their application to valuation practice. Students will be able to analyse and apply financial formulae and statistical information, explain the relationship between inputs and relate these to final outcomes.

#### **Indicative assessment schedule**

Activity	10%
Class Test	30%
Formal examination	60%

## Bachelor of Property Valuation

**SUBJECT:** Residential construction

**CODE:** PVVAL106A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students will gain knowledge of the major components and requirements of residential construction.

### Indicative assessment schedule

Reflective report	10%
Research report	40%
Formal examination	50%

**SUBJECT:** Residential valuation

**CODE:** PVVAL107A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students develop the body of knowledge required to undertake valuations in the areas of residential **property**.

### Indicative assessment schedule

Reflective report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Property economics

**CODE:** PVVAL108A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students will examine economic factors that have a bearing on property markets and evaluate the likely effects. Students will identify and interpret a wide range of economic data and determine the worth of the data to decide upon its inclusion and effect on value.

### Indicative assessment schedule

Reflective report	10%
Class test	40%
Research essay	50%

**SUBJECT:** Property law II

**CODE:** PVVAL201A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** PVVAL104A

### Subject overview

This subject builds on knowledge gained in subject PVVAL104A Property law I to enhance students' understanding of more complex legal work, and extend their knowledge of law and precedent. Students will discover the differences between methods of dispute resolution, and will apply these principles to everyday situations.

### Indicative assessment schedule

Research report	40%
Formal examination	60%

**SUBJECT:** Applied financial theory

**CODE:** PVVAL202A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** PVVAL105A

### Subject overview

In this subject students apply advanced mathematical techniques to solve complex valuation calculations, building from knowledge gained in subject PVVAL105A Introduction to financial theory. Students learn the function of formulae and their application to determine valid responses to set inputs.

### Indicative assessment schedule

Activity	10%
Class Test	30%
Formal examination	60%

**SUBJECT:** Industrial and insurance valuation

**CODE:** PVVAL203A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students will determine property values by producing complex reports and documents that integrate researched information to validate findings. Students combine written and mathematical skills to substantiate valuation reports for the industrial and/or insurance sectors to a professional industry standard.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

## Bachelor of Property Valuation

**SUBJECT:** Property accounting and taxation

**CODE:** PVVAL204A

**CREDIT POINTS:** 10

**CONTACT HRS:** 4 hpw

**PREREQUISITES:** Nil

### Subject overview

In this subject students evaluate and interpret taxation information and apply this to accounting systems in accordance with the appropriate standards. Students examine the effects of various taxes upon the marketplace, and then distinguish between different tax scenarios.

### Indicative assessment schedule

Activity	10%
Class Test	40%
Formal examination	50%

**SUBJECT:** Commercial valuation

**CODE:** PVVAL205A

**CREDIT POINTS:** 10

**CONTACT HRS:** 4 hpw

**PREREQUISITES:** Nil

### Subject overview

In this subject students will appraise a range of property, consider comparable evidence and then interpret resulting information to formulate a value for different commercial property situations. Students will discriminate between differences in commercial sectors and predict likely market movements to give reasons for their final valuation figures.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Rural valuation

**CODE:** PVVAL206A

**CREDIT POINTS:** 10

**CONTACT HRS:** 4 hpw

**PREREQUISITES:** Nil

### Subject overview

In this subject students classify different types of land used for primary production, and identify the undertakings that may be carried out. They will categorise land classes and carrying capacity and construct a valuation report to industry standard to establish the worth of a subject property.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Commercial construction

**CODE:** PVVAL207A

**CREDIT POINTS:** 10

**CONTACT HRS:** 4 hpw

**PREREQUISITES:** Nil

### Subject overview

In this subject students assess different non-residential building styles to determine and then recommend appropriate materials and techniques for commercial construction. Students will also evaluate new techniques and technologies and compare sustainability developments and the 'greening' of non-residential buildings.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Research report	40%
Formal examination	50%

**SUBJECT:** Property investment and feasibility

**CODE:** PVVAL208A

**CREDIT POINTS:** 10

**CONTACT HRS:** 4 hpw

**PREREQUISITES:** Nil

### Subject overview

In this subject students analyse and adapt property investment information to determine reliable and suitable investments that give a sustainable return on capital. Students rank investments in order of worth and can improve investment return by questioning inputs and substituting initial data for more reliable or alternative sources.

### Indicative assessment schedule

Activity	10%
Class test	40%
Research essay	50%

## Bachelor of Property Valuation

**SUBJECT:** Retail valuation

**CODE:** PVVAL301A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students will appraise a range of retail property, consider comparable evidence and then interpret resulting information to formulate a value for different retail property situations. Students will discriminate between differences in retail sectors and predict likely market movements to give reasons for their final valuation figures.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Specialised and government valuation

**CODE:** PVVAL302A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students study across a range of specialised valuation areas and develop a report on their specialised area findings. This report will assess the relevant factors, consider any other pertinent issues and then formulate a conclusion, following discussion of all information and data.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Statutory valuation

**CODE:** PVVAL303A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students review the area of statutory valuations, analyse their effect on price and elaborate on the 'Heads of Compensation'. By identifying critical data and interpreting its worth, students will be able to apply this to real valuation situations and communicate these effectively in reports.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Risk and ethical valuation

**CODE:** PVVAL304A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

This subject provides students with the ability to examine potential risk situations and to rank them by priority as a first step toward mitigating risk from their workplace. Students will be able to assess risk situations and distinguish between events to better provide a safe work environment in terms of both physical and business risk.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Research report	40%
Formal examination	50%

**SUBJECT:** Valuation research project

**CODE:** PVVAL305A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students consider an appropriately approved area of study and compose a paper that is innovative, original and influences the established paradigms. Students are expected to consider complex ethical, social and cultural implications; argue their case and convince others of the validity of their argument based on appropriate and significant research.

### Indicative assessment schedule

Short report	10%
Interim paper	40%
Research paper	50%

## Bachelor of Property Valuation

**SUBJECT:** Property finance and development

**CODE:** PVVAL306A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this subject students will build on existing knowledge to present rational arguments that explore the merits of potential investment across a range of property asset classes. Students further criticise and debate the merits of different buildings within the same class of property and different property classes to be able to support recommendations to a client.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Interim paper	40%
Research paper	50%

**SUBJECT:** Agribusiness valuation

**CODE:** PVVAL307A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this elective subject students undertake an in depth analysis of a chosen agribusiness and from this determine productive value and measure potential.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Going concern valuation

**CODE:** PVVAL308A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this elective subject students will determine the value of a business premise by appraising like properties to consider the comparability and therefore the validity of the information.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Goods, chattels, plant and machinery valuation

**CODE:** PVVAL309A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this elective subject students undertake study to investigate value of property other than real property.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Lodging industry valuation

**CODE:** PVVAL310A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this elective subject students undertake study to investigate value of lodging industry properties.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%

**SUBJECT:** Seniors housing valuation

**CODE:** PVVAL311A      **CREDIT POINTS:** 10      **CONTACT HRS:** 4 hpw      **PREREQUISITES:** Nil

### Subject overview

In this elective subject students undertake an in depth analysis of the seniors housing market and from this determine the most appropriate method of valuation, and calculate the value of a chosen seniors facility.

### Indicative assessment schedule

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%



## Bachelor of Property Valuation

**SUBJECT:** Advanced statutory valuation

**CODE:** PVVAL312A

**CREDIT POINTS:** 10

**CONTACT HRS:** 4 hpw

**PREREQUISITES:** Nil

### **Subject overview**

In this elective subject students undertake advanced study and analysis of complex statutory valuation techniques. Students will consider and determine complex problems in specialised areas of valuation to support valuation calculations and outcomes.

### **Indicative assessment schedule**

Professional activity & critical analysis report	10%
Written report	40%
Formal examination	50%