

PRINCIPLES OF PROPERTY VALUATION

COURSE OVERVIEW

This foundation course introduces participants to the core principles and methodologies of property valuation. Participants will explore the three traditional valuation approaches, understand how value is determined, and learn to apply fundamental techniques across different property types. The program establishes essential knowledge required for professionals involved in property transactions, investment analysis, and asset management. Through practical exercises and real-world examples, participants will develop the foundational skills necessary to interpret and prepare basic property valuations.

TARGET COMPETENCIES

- Valuation Principles
- Valuation Approaches
- Market Value Concepts
- Property Inspection
- Valuation Reporting

COURSE OBJECTIVES

By completely attending this course, participants will be able to:

- Define market value and distinguish it from other value concepts
- Apply the three traditional valuation approaches to property assets
- Conduct property inspections and gather relevant data
- Analyze comparable transactions and market evidence
- Prepare basic valuation reports following professional standards

TARGET AUDIENCE

This course is designed for professionals seeking to understand property valuation fundamentals and their application in real estate decision-making. It is suitable for:

- Junior valuers and appraisal trainees
- Real estate analysts entering valuation roles
- Investment professionals requiring valuation knowledge
- Lending officers assessing property collateral
- Asset managers overseeing property portfolios

COURSE METHODOLOGY

This course combines lectures, practical valuation exercises, property case studies, and group discussions to reinforce learning outcomes.

COURSE OUTLINE

VALUATION PRINCIPLES

- Introduction to Valuation
 - Purpose and importance of property valuation
 - Legal and regulatory context
 - Professional standards and ethics
- Value Concepts
 - Market value definition and interpretation
 - Investment value versus market value

PROPERTY INSPECTION

- Site and Building Analysis
 - Physical characteristics assessment
 - Condition and quality evaluation
 - Environmental considerations
- Data Collection
 - Documentation requirements
 - Measurement standards

VALUATION APPROACHES

- Cost Approach
 - Replacement and reproduction cost methods
 - Depreciation analysis and adjustments
- Sales Comparison Approach
 - Identifying comparable properties
 - Adjustment techniques and analysis
 - Market data interpretation
- Income Approach
 - Direct capitalization fundamentals
 - Income and expense analysis

VALUATION REPORTING

- Report Components
 - Essential elements of valuation reports
 - Supporting documentation requirements
- Professional Standards
 - International valuation standards overview
 - Compliance and quality assurance
 - Ethical considerations in reporting

MARKET VALUE CONCEPTS

- Highest and Best Use
 - Legal permissibility and physical possibility
 - Financial feasibility assessment
- Market Analysis
 - Supply and demand factors
 - Location and neighborhood influences
 - Market trends and indicators