



**UNSW**

## UNSW Course Outline

# REST0001 Property Performance Analysis - 2024

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## General Course Information

**Course Code :** REST0001

**Year :** 2024

**Term :** Term 1

**Teaching Period :** T1

**Is a multi-term course? :** No

**Faculty :** Faculty of Arts, Design and Architecture

**Academic Unit :** School of Built Environment

**Delivery Mode :** Multimodal

**Delivery Format :** Standard

**Delivery Location :** Kensington

**Campus :** Sydney

**Study Level :** Postgraduate

**Units of Credit :** 6

### Useful Links

[Handbook Class Timetable](#)

## Course Details & Outcomes

### Course Description

Property Performance Analysis covers the systematic analysis of the principles and methods of contemporary property investment performance analysis. Every rational real estate investor usually expects future returns on their investments. Due to the significance of the real estate

industry to individuals and the national development of any country, property investment performance analysis is very important.

## Relationship to Other Courses

N/A

## Course Learning Outcomes

Course Learning Outcomes
CLO1 : Apply the time value of money concept in property investment decision-making.
CLO2 : Evaluate property investment environments to identify investment opportunities.
CLO3 : Analyse property investment performance using a range of tools and techniques.
CLO4 : Appraise different risks associated with property investment.

Course Learning Outcomes	Assessment Item
CLO1 : Apply the time value of money concept in property investment decision-making.	<ul style="list-style-type: none"><li>• Group Project</li><li>• Online Quizzes</li><li>• Final Exam</li></ul>
CLO2 : Evaluate property investment environments to identify investment opportunities.	<ul style="list-style-type: none"><li>• Group Project</li><li>• Online Quizzes</li><li>• Final Exam</li></ul>
CLO3 : Analyse property investment performance using a range of tools and techniques.	<ul style="list-style-type: none"><li>• Online Quizzes</li><li>• Final Exam</li></ul>
CLO4 : Appraise different risks associated with property investment.	<ul style="list-style-type: none"><li>• Group Project</li><li>• Online Quizzes</li><li>• Final Exam</li></ul>

## Learning and Teaching Technologies

Moodle - Learning Management System | Microsoft Teams | Echo 360

## Learning and Teaching in this course

This course will be delivered in the hybrid mode (face-to-face and online), with weekly lectures supplemented by learning activities via the LMS; with an additional tutorial session for questions and answers, aimed at stimulating meaningful dialogue to enhance your learning. In order to bridge the gap between property investment theory and practice, guest speakers will be invited during this course to provide you with the latest industry updates that you can apply in real life. You are expected to improve your learning by attending all lectures, contributing to the

discussions in class and online, taking your assessment tasks seriously and by studying recommended reference materials. If you require, the course convenor will be available to provide one-on-one assistance outside lecture periods, subject to prior booking. Also, note that you will be introduced to some basics of MS Excel.

## Additional Course Information

N/A

# Assessments

## Assessment Structure

Assessment Item	Weight	Relevant Dates
Group Project Assessment Format: Group	30%	Start Date: Not Applicable Due Date: 07/04/2024 05:00 PM Post Date: 07/04/2024 05:00 PM
Online Quizzes Assessment Format: Individual	30%	Start Date: 04/03/2024 12:00 AM Due Date: 05/03/2024 11:59 PM Post Date: 05/03/2024 11:30 PM
Final Exam Assessment Format: Individual	40%	Start Date: Apr/May 2024 (date TBC) Due Date: Apr/May 2024 (date TBC) Post Date: 26/04/2024 04:00 PM

## Assessment Details

### Group Project

#### Assessment Overview

In groups, you will conduct an analysis of property investment environments and markets. Grading will be done against assessment criteria accompanied by written feedback to the group. General feedback will also be given in class.

#### Course Learning Outcomes

- CLO1 : Apply the time value of money concept in property investment decision-making.
- CLO2 : Evaluate property investment environments to identify investment opportunities.
- CLO4 : Appraise different risks associated with property investment.

#### Detailed Assessment Description

More details about this project will be provided on Moodle before Week 1.

#### Assessment Length

3,500 (+/-10%) words, excluding annexures, maps, tables, charts appendices etc.

## Submission notes

This assessment is to be submitted online via Moodle.

## Assessment information

N/A

## Assignment submission Turnitin type

This assignment is submitted through Turnitin and students can see Turnitin similarity reports.

## **Online Quizzes**

### Assessment Overview

You will be quizzed on your understanding of lecture and tutorial content. Automatic feedback will be provided.

### Course Learning Outcomes

- CLO1 : Apply the time value of money concept in property investment decision-making.
- CLO2 : Evaluate property investment environments to identify investment opportunities.
- CLO3 : Analyse property investment performance using a range of tools and techniques.
- CLO4 : Appraise different risks associated with property investment.

### Detailed Assessment Description

The quizzes will be held in Weeks 4 & 7. They will be open for 48 hours, and more details will be provided on Moodle ahead of time.

### Assessment Length

N/A

## Submission notes

The quizzes will be completed online via Moodle

## Assessment information

N/A

## Assignment submission Turnitin type

Not Applicable

## **Final Exam**

### Assessment Overview

You will be tested through an exam on topics discussed throughout the term. Feedback will be

provided from the course convener upon request.

#### **Course Learning Outcomes**

- CLO1 : Apply the time value of money concept in property investment decision-making.
- CLO2 : Evaluate property investment environments to identify investment opportunities.
- CLO3 : Analyse property investment performance using a range of tools and techniques.
- CLO4 : Appraise different risks associated with property investment.

#### **Detailed Assessment Description**

The final exam will be held during the UNSW examination period. The exact date will be communicated when finalised. More details about the final examination will be provided ahead of time via Moodle.

#### **Assessment Length**

N/A

#### **Submission notes**

The final exam will be held online via Moodle

#### **Assessment information**

N/A

#### **Assignment submission Turnitin type**

Not Applicable

## **General Assessment Information**

More details about each assessment will be provided on Moodle.

#### **Grading Basis**

Standard

#### **Requirements to pass course**

The requirement to pass this score is to score cumulative 50 marks out of 100 marks.

# Course Schedule

Teaching Week/Module	Activity Type	Content
Week 1 : 12 February - 18 February	Lecture	Introduction to Property Investment and Property Value
	Tutorial	Group Project discussion and group formation
	Online Activity	Practice Quiz
Week 2 : 19 February - 25 February	Lecture	The Time Value of Money and Property Valuation
	Tutorial	Past student sharing session (Group Project). Demonstrate TVM calculations
	Online Activity	Group weekly learning activity and watch Property Valuation lecture video
Week 3 : 26 February - 3 March	Lecture	Guest lecture - Residential and Commercial Properties Investment Update
	Tutorial	Demonstrate TVM calculations and discuss the Group Project
	Online Activity	Group weekly learning activity (read a journal article)
Week 4 : 4 March - 10 March	Lecture	Mortgage Schedule and Lease Vacancy
	Tutorial	Demonstrating mortgage schedule and brainstorming on the mortgage market in Australia and globally.
	Online Activity	Group weekly learning activity (Australian mortgage system)
Week 5 : 11 March - 17 March	Lecture	Property Investment Decisions: Risk and Uncertainty
	Tutorial	Demonstrating cashflow analysis and brainstorming on the off-the-plan property investment in Australia.
	Online Activity	Group weekly learning activity (risk and uncertainty)
Week 6 : 18 March - 24 March	Web	Flexibility Week (Group Project Consultation - Online). Note that the consultation will be held 100% online and attendance is voluntary
Week 7 : 25 March - 31 March	Lecture	Legal and Tax Investment Environments and Income Producing Properties
	Tutorial	Demonstrate income producing properties cashflow analysis. Students' presentation of the legal and tax environment in different countries represented in the class
	Online Activity	Group weekly learning activity (legal and tax environment) and watch the Income Producing Properties lecture video.
Week 8 : 1 April - 7 April	Lecture	Guest lecture - Property Performance Analysis Software Workshop
	Tutorial	Brainstorming and calculating the land value of a project
	Online Activity	Group weekly learning activity (in the news)
Week 9 : 8 April - 14 April	Presentation	Class Seminar - Group project presentations
	Online Activity	Group weekly learning activity (reflection on the group presentations)
Week 10 : 15 April - 21 April	Presentation	Class Seminar - Group project presentations
	Lecture	Course overview and examination preparation
	Online Activity	Group weekly learning activity (reflection on the group presentations)

## Attendance Requirements

You are expected to be regular and punctual in attendance at all classes for the School of Built Environment courses in which you are enrolled. If and where individual courses have specific attendance requirements, these will be stated in the course outline.

If you do not attend, engage, or participate in scheduled class activities, including lectures, tutorials, studios, labs, etc, you run the risk of failing a course.

If illness or unexpected and beyond your control circumstances prevent you from completing a

task on time, or substantially disturb your assessment performance, you should apply for [Special Consideration](#), as soon as practicable, accompanied by appropriate documentation.

No special consideration will be provided if you miss out on essential course information and materials, or if you miss assessment tasks and deadlines due to unexplained absences or an unapproved lack of attendance.

You may be advised by the Course Convenor to withdraw from the course if significant learning activities are missed.

## General Schedule Information

When a class falls on a public holiday, the class will be rescheduled or held 100% online (another day) that week.

## Course Resources

### Prescribed Resources

N/A

### Recommended Resources

#### *Recommended Reading*

1. Ling, D & Archer W (2017) 'Real Estate Principles: A Value Approach' (6th ed). Boston: McGraw-Hill/Irwin
2. Brueggeman, W & Fisher, J (2016) 'Real Estate Finance and Investment' (16th ed). New York: McGraw-Hill Education
3. Baum, A (2015) 'Real Estate Investment: A Strategic Approach' (3rd ed). New York: Routledge.
4. Isaac, D & O'Leary, J (2011) 'Property Investment' (2nd ed). London: Palgrave Macmillan
5. Rowland, P (2010) 'Australian Property Investment and Financing'. Australia: Thomson Reuters
6. Baum, A & Crosby, N (2007) 'Property Investment Appraisal' (3rd ed). Blackwell Publishing

## Additional Costs

N/A

## Course Evaluation and Development

The course convenor has consistently improved this course based on valuable feedback. More details about the latest improvements can be found in **myFeedback Matters** section in Moodle

We encourage and support students to maintain regular contact with the course convenor to provide informal feedback throughout the course. For specific issues or detailed feedback, please arrange a meeting with the course convenor via email.

In this course there is an option for students to provide anonymous feedback via the course's Moodle page, which is directly sent to the convenor. As a final step, students are invited to share their insights and experiences by completing the MyExperience survey. The feedback gathered each year is integral to the continuous enhancement and development of the course.

## Staff Details

Position	Name	Email	Location	Phone	Availability	Equitable Learning Services Contact	Primary Contact
Lecturer	Rotimi Abidoye		Room 3007, Anita B. Lawrence Centre	+61 (02) 9065 7139	Mondays (by appointment via email or phone call)	Yes	Yes

## Other Useful Information

### Academic Information

Due to evolving advice by NSW Health, students must check for updated information regarding online learning for all Arts, Design and Architecture courses this term (via Moodle or course information provided).

Please see: <https://www.unsw.edu.au/arts-design-architecture/student-life/resources-support/protocols-guidelines> for essential student information relating to:

- UNSW and Faculty policies and procedures;
- Student Support Services;
- Dean's List;
- review of results;
- credit transfer;
- cross-institutional study and exchange;
- examination information;
- enrolment information;
- Special Consideration in the event of illness or misadventure;
- student equity and disability;

And other essential academic information.

## Academic Honesty and Plagiarism

Plagiarism is using the words or ideas of others and presenting them as your own. It can take many forms, from deliberate cheating to accidentally copying from a source without acknowledgement.

UNSW groups plagiarism into the following categories:

- Copying: Using the same or very similar words to the original text or idea without acknowledging the source or using quotation marks. This includes copying materials, ideas or concepts from a book, article, report or other written document, presentation, composition, artwork, design, drawing, circuitry, computer program or software, website, internet, other electronic resource, or another person's assignment without appropriate acknowledgement.
- Inappropriate paraphrasing: Changing a few words and phrases while mostly retaining the original information, structure and/or progression of ideas of the original without acknowledgement. This also applies in presentations where someone paraphrases another's ideas or words without credit and to piecing together quotes and paraphrases into a new whole, without appropriate referencing.
- Collusion: Working with others but passing off the work as a person's individual work. Collusion also includes providing your work to another student for the purpose of them plagiarising, paying another person to perform an academic task, stealing or acquiring another person's academic work and copying it, offering to complete another person's work or seeking payment for completing academic work.
- Inappropriate citation: Citing sources which have not been read, without acknowledging the "secondary" source from which knowledge of them has been obtained.
- Duplication ("self-plagiarism"): Submitting your own work, in whole or in part, where it has previously been prepared or submitted for another assessment or course at UNSW or another university.

The UNSW Academic Skills support offers resources and individual consultations. Students are also reminded that careful time management is an important part of study. One of the identified causes of plagiarism is poor time management. Students should allow sufficient time for research, drafting and proper referencing of sources in preparing all assessment items. UNSW Library has the ELISE tool available to assist you with your study at UNSW. ELISE is designed to introduce new students to studying at UNSW, but it can also be a great refresher during your study.

Completing the ELISE tutorial and quiz will enable you to:

- analyse topics, plan responses and organise research for academic writing and other assessment tasks
- effectively and efficiently find appropriate information sources and evaluate relevance to your

needs

- use and manage information effectively to accomplish a specific purpose
- better manage your time
- understand your rights and responsibilities as a student at UNSW
- be aware of plagiarism, copyright, UNSW Student Code of Conduct and Acceptable Use of UNSW ICT Resources Policy
- be aware of the standards of behaviour expected of everyone in the UNSW community
- locate services and information about UNSW and UNSW Library

## Use of AI for assessments

As AI applications continue to develop, and technology rapidly progresses around us, we remain committed to our values around academic integrity at UNSW. Where the use of AI tools, such as ChatGPT, has been permitted by your course convener, they must be properly credited and your submissions must be substantially your own work.

In cases where the use of AI has been prohibited, please respect this and be aware that where unauthorised use is detected, penalties will apply.

## [Use of AI for assessments | UNSW Current Students](#)

## Submission of Assessment Tasks

### Turnitin Submission

If you encounter a problem when attempting to submit your assignment through Turnitin, please telephone External Support on 9385 3331 or email them on [externalteltsupport@unsw.edu.au](mailto:externalteltsupport@unsw.edu.au)

Support hours are 8:00am – 10:00pm on weekdays and 9:00am – 5:00pm on weekends (365 days a year). If you are unable to submit your assignment due to a fault with Turnitin, you may apply for an extension, but you must retain your ticket number from External Support (along with any other relevant documents) to include as evidence to support your extension application. If you email External Support, you will automatically receive a ticket number, but if you telephone, you will need to specifically ask for one. Turnitin also provides updates on their system status on Twitter.

Generally, assessment tasks must be submitted electronically via either Turnitin or a Moodle assignment. In instances where this is not possible, alternative submission details will be stated on your course's Moodle site. For information on how to submit assignments online via Moodle: <https://student.unsw.edu.au/how-submit-assignment-moodle>

## Late Submission Penalty

UNSW has a standard late submission penalty of:

- 5% per calendar day,
- for all assessments where a penalty applies,
- capped at five calendar days (120 hours) from the assessment deadline, after which a student cannot submit an assessment, and
- no permitted variation.

Students are expected to manage their time to meet deadlines and to request [Special Consideration](#) as early as possible before the deadline. Support with [Time Management is available here.](#)

## School Contact Information

[badmin@unsw.edu.au](mailto:badmin@unsw.edu.au)