

Competency	Performance Criteria	Evidence Guide
<p>1. Understand the fundamental characteristics of the real estate sector, the parameters affecting its potential and the indicators recording the progress of value.</p>	<p>1.1 Understand general characteristics of the real estate market, property as an alternative form of investment, characteristics of the real estate market assessment of its current status, its size, the demand for and supply of property.</p> <p>1.2 Involvement and roles of interested parties are understood.</p> <p>1.3 Understand fundamental elements of indicator theory and various indicators.</p> <p>1.4 Understand the different types of real estate markets.</p>	<p>General quantitative and qualitative characteristics of the real estate market, property as an alternative form of investment, characteristics of the real estate market assessment of its current status, its size, the demand for and supply of property are identified.</p> <p>Differences in the various levels of involvement and roles of interested parties (e.g., property sector companies, public organizations, the appropriate legislative body) are understood.</p> <p>Knowledge of</p> <ul style="list-style-type: none"> • indicator theory • property indicators • indicator development problems • presentation and analysis of international market indicators <p>is demonstrated.</p> <p>Knowledge of the different types of real estate markets (e.g., office space market, shop market, industrial premises market, property market) is demonstrated.</p>
<p>2. Understand the usage of terminology in legislation and urban planning.</p>	<p>2.1 Understand the term “use of land” and related issues.</p> <p>2.2 Understand the term “Environmental Impact Study” and related issues.</p> <p>2.3 Understand the application of the appropriate</p>	<p>The term “use of land” is correctly employed, and the related issues are described, including:</p> <ul style="list-style-type: none"> • Urban planning meaning and legal protection. • Conflicts and incompatibilities in various uses of land • The financial and political dimension of the use of land issue.

	<p>legislation in relation to “use of land” and “Environmental Impact Study”.</p>	<ul style="list-style-type: none"> • Status of its legal protection. <p>The term “Environmental Impact Study” is correctly employed, and the related issues are described, including:</p> <ul style="list-style-type: none"> • Its history, related legislation and its applications • Land usage cases, specifications, implementation and approval procedures • Appeals and complaints • Effectiveness of environmental protection actions. <p>Knowledge of specific issues (e.g., incompatibilities in use of land, legal procedures, reactions from citizens and organizations, legal protections and legal lacunae (gaps), administrative activities and outcomes) is demonstrated.</p>
<p>3. Understand valuation methods related to the real estate sector in accordance with national and international Valuation Standards and applicable requirements.</p>	<p>3.1 Understand the valuation methods related to the real estate sector, including:</p> <ul style="list-style-type: none"> • Compounding and discounting techniques • Estimating current and future value (by means of both mathematical formulas and cash-flow models) • Loan estimating models • Fundamental property investment evaluation methods • Fundamental revenue property evaluation models. 	<p>Knowledge of the valuation methods related to the real estate sector is demonstrated.</p>
<p>4. Understand the steps of real estate valuation process.</p>	<p>4.1 Understand the real estate valuation process, including:</p> <ul style="list-style-type: none"> • definition of property • the methodology for conducting property 	<p>Knowledge of the real estate valuation process is demonstrated.</p>



Competency Unit: RABQSA-REV – Real Estate Valuation

Effective Date: 1 April 2007

	<p>valuations, using appropriate scientific techniques</p> <ul style="list-style-type: none">• fundamental factors that affect the value of property• the procedure and methods of collecting necessary financial information• applying the appropriate valuation methods• preparing valuation report	
--	--	--