

Real Estate Management in Construction Project
01CP0302

Objective of the Course:

- To provide comprehensive understanding of real estate management in the context of construction projects.
- To develop understanding of the principles and practices of real estate development, investment and management.
- To understand the legal and regulatory frameworks governing real estate development and management.
- To familiarize students with the various methods and tools used for analyzing real estate investments, including financial models and market research.

Credit Earned: 03

Student's learning outcomes:

After successful completion of the course, it is expected that students will be able to,

1. Understand real estate development, investment, and management principles and practices.
2. Acquaint with real estate management practices, including leasing, property management.
3. Analyse the legal and regulatory frameworks that govern real estate development and management.
4. Workout the financial models and market research, among other methods and tools, that are used for analysing real estate investments.

Teaching and Examination Scheme

Teaching Scheme (Hours)			Credits	Theory Marks			Tutorial/ Practical Marks		Total Marks
Theory	Tutorial	Practical		ESE (E)	IA (M)	CSE (I)	Viva (V)	Term Work (TW)	
03	00	00	03	50	30	20	25	25	150

Detailed Syllabus

Sr No.	Title of the unit	Number of hours
1	Overview of Real Estate	8
	Land & Real estate property, types of properties, Development of real estate, Property Management, Property Valuation	

2	The Market for Real Estate	10
	Nature of real estate market, Economic characteristic, Land use regulation and Economic effects, real estate operators, An imperfect market, Cycles in construction market, determinants of the demand for real estate.	
3	Real Estate Investment	8
	Features of property investment, classification, Advantages and disadvantages of real estate investment, the value of investment, comparison with another types of investment	
4	Real Estate Analysis-Quantitative Approach	8
	Hypothesis testing and selection of an appropriate statistical test, measurable approach related to construction project	
5	Real Estate Research and Case Study Analysis	8
	Usefulness of research, availability of data and sources, development of research, reliability analysis, cost and benefit of research, defining the market, analysis of market potential, case study- relevant case study	
	Total	42

Suggested Theory Distribution

The suggested theory distribution as per Bloom's taxonomy is as per follows. This distribution serves as guidelines for teachers and students to achieve effective teaching-learning process

Distribution of Theory for course delivery and evaluation					
Remember	Understand	Apply	Analyze	Evaluate	Create
15%	15%	20%	20%	20%	10%

Instructional Method and Pedagogy:

1. At the start of course, the course delivery pattern, prerequisite of the subject will be discussed.
2. Lectures will be taken in class room with the use of multi-media presentations, black board – mix of both.
3. Attendance is compulsory in lectures and laboratory which carries a 5% component of the overall evaluation.
4. Minimum two internal exams will be conducted and average of two will be considered as a part of 15% overall evaluation
5. Assignments based on course content will be given to the students at the end of each unit/topic and will be evaluated at regular interval. It carries a weightage of 5%.
6. Surprise tests/Quizzes will be conducted which carries 5% component of the overall evaluation.

Recommended Study Material

Reference Books:

1. R. G Ariyawansa & W.H.T. Gunawardhana - Guidelines for Real Estate Research and Case Study Analysis
2. Benedetto Manganelli - Real Estate Investing_ Market Analysis, Valuation Techniques, and Risk Management-Springer International Publishing (2015)
3. PMBOK Guide – 5th Edition
4. Joy, P.K. “Handbook of Construction Management” Macmillan, Delhi, 1990
5. Iyer, P. Parameshwar “Engineering Project Management with Case Studies” Wheeler Publishing (A division of A.H. Wheeler & Co. Ltd., N