

# Certificate in Commercial Valuation Methodology

Course Type: Distance learning  
Duration: Six months  
Language: English

RICS Member: £895 + VAT  
Non-RICS Member: £1,075 + VAT  
150 CPD Hours

## Course Summary

Professionals who have the skills to value commercial properties will always be in demand.

The Certificate in Commercial Valuation Methodology will advance your skills in the core valuation methods used for commercial real estate, such as the investment method and the residual method. Through interactive online learning, realistic case studies and interaction in our forums with our expert tutors will help you use the correct process and calculations for each method.

You'll also learn when to use each method and how to fit these together with skills inspection, measurement and report writing to successfully complete commercial valuations. Throughout the course, you'll study the latest RICS guidance and learn how to apply this to your work.

Overall, this course will help to build your confidence to complete larger or more complex commercial valuations.

This course will benefit you if you already have some foundational knowledge of valuation but are looking to increase your knowledge and confidence to take your skills to the next level.

Studying your APC? This course is taught by an APC Chairman with extensive experience of commercial valuations and has been developed to support you with the valuation competency.

# Course Content

## 1. Context & Information Gathering for Valuation

|                   |  |
|-------------------|--|
| Learning Outcomes | Identify and gather all relevant information to conduct a commercial property valuation  |
| Content           | <ul style="list-style-type: none"><li>• Purpose and basis of valuation</li><li>• Health and Safety on inspection including asbestos</li><li>• Property specification in each market sector and main property types</li><li>• The impact of leases on commercial property valuation</li><li>• The application of IPMS to relevant sectors (currently offices)</li></ul> |

## 2. Comparable Method and the Market

|                   |   |
|-------------------|---|
| Learning Outcomes | Recognise the complexities of the commercial property markets<br>Produce complex analysis of comparable rental valuation                                  |
| Content           | <ul style="list-style-type: none"><li>• The Market</li><li>• Comparable rental valuation</li><li>• Rental analysis</li><li>• Incentive analysis</li></ul> |

## 3. The investment Method with four techniques

|                   |   |
|-------------------|---|
| Learning Outcomes | Calculate a capital value using three traditional investment method techniques, and one modern method   |
| Content           | <ul style="list-style-type: none"><li>• Identify appropriate method and yield</li><li>• Term and reversion technique</li><li>• Discounted cash flow technique</li><li>• Investment appraisal using discounted cash flow</li><li>• Hardcore and top slice technique</li><li>• Hardcore and layer technique</li></ul> |

#### 4. Residual method with two techniques

|                   |  |
|-------------------|--|
| Learning Outcomes | Calculate a value using the residual method  |
| Content           | <ul style="list-style-type: none"><li>• Valuation inputs traditional</li><li>• Periodic Cash flow technique</li><li>• Market context for inputs</li><li>• Sensitivity analysis</li></ul> |

#### 5. Depreciated Replacement Cost method and profits method

|                   |  |
|-------------------|--|
| Learning Outcomes | Calculate a value using both the profits method and the depreciated replacement cost (DRC) method  |
| Content           | <ul style="list-style-type: none"><li>• When should DRC and profits be used and method critique</li><li>• Depreciated replacement cost method of valuation.</li><li>• Cost based valuation options in other areas</li><li>• Profits method of valuation</li><li>• Profits / income approach valuation options in other areas</li></ul> |

#### 6. Writing a RICS compliant report

|                   |  |
|-------------------|--|
| Learning Outcomes | Write valuations reports that are compliant with professional, technical and performance standards   |
| Content           | Context and contents of IVS and Red Book<br>Terms of Engagement and valuation reports<br>Uncertainty and bases of valuation<br>VRS<br>Global Standards 2017 and International Valuation Standards 2017 |

## Course Structure

Each Module is composed of the following to support and enhance your needs in gaining the required level of knowledge throughout the course programme:

- Interactive technical e-learning
- Reading material
- Case studies
- Online discussion forum
- Live web classes
- Quizzes

### **E-learning sessions**

Interactive e-learning sessions deliver the technical content of the learning objectives. They will be presented in bite-size chunks.

### **Reading material**

The e-learning is supported by reading material and videos.

### **Case study**

The case study is a scenario assignment which allows you to put theory covered in the session into practice by using your skills in a project.

### **Discussion forum**

The discussion forum is a chance for you to ask questions and share professional experience with peers.

### **Live web classes**

The live web class consolidates the subject covered during the e-learning session and provides a chance to meet the tutor “face to face” and ask any questions. The session will be based on the case study and will review the submitted assignments.

### **End of module quiz**

A short quiz tracks how much of the learning has been absorbed and acts as a progress tracker.

## Course Assessment

You will be assessed through an online examination within the RICS Online Academy. The examination will take place within a one-month window at the end of the programme. You will also receive a certificate of course completion confirming you have successfully attended and passed the Certificate in Commercial Valuation Methodology

## Purchasing Information

Please note: The start date is subject to change depending on number of attendees for this course and at the discretion of RICS. If you select the wrong start date you must notify us within 14 days of purchase to move to the correct group. Any requests outside of this date are chargeable.