



**REFERRED/DEFERRED ASSESSMENT - SESSION 2010/11
SUMMER 2011**

COURSE CODE	LAND 1019
COURSE TITLE	Property Valuation II
COURSE COORDINATOR	Mark Daley

To Students

If you have failed a course or part of a course and have been allowed by the Progression and Award Board to be reassessed in one or several of the courses, this will be indicated in your result letter. On the back of the result letter, the words '*Failed -retake permitted before the next academic year*' will appear next to the relevant assessment items or course(s).

In that case, you are required to submit coursework and/or to take an examination again as appropriate in August 2011.

Examination timetable

The detailed examination timetable will be posted on the University website **towards the end of July**. Deferred/referred examinations should be timetabled between 15th and 26th August 2011. The link can be followed from here:

<http://www.gre.ac.uk/students/exams>

Deadline for submitting coursework

Coursework must be delivered by hand no later than **Monday 15th August 2011** to the School of Architecture & Construction. Please note that students studying at Medway may submit at Medway on 15th August. Early submissions to Medway must be by **prior** arrangement with Shelagh Barker S.D.Barker@gre.ac.uk

If you send your coursework by post, it must be sent by first class recorded delivery (keep a copy of both the postal receipt and the coursework) **no later than Monday 15th August 2011** to:

Referred/Deferred Coursework
School of Architecture & Construction
Mansion Site
Bexley Road
London SE9 2PQ
UK

Coursework submission

All coursework must be submitted by the deadline and method as above and must be accompanied by the appropriate electronic header sheet.

Deadline for submitting portfolios

Portfolios of design or visual work can be submitted either:

- (i) in person **on Monday 15th August 2011 between 10:00am and 4:00pm**, to the Mezzanine Studio, **or**
- (ii) by first class recorded delivery (keep a receipt), **on or before Monday 15th August 2011**, to:

Referred/Deferred Portfolios
School of Architecture & Construction
Mansion Site
Bexley Road
London SE9 2PQ
UK

Submission of portfolios

Portfolios of design or visual work must be submitted by the deadline and method as detailed above.

Make sure your portfolio is labelled, inside and outside with your name, year and contact details.

You must print **2 copies of the electronic header sheet**. Please attach one copy securely to the outside of your portfolio. The 2nd copy will be scanned into the Banner receipting system for proof of submission.

Postal Submissions

All postal submissions, Coursework and Portfolios, will be receipted with the date of postage as the date of submission.

It is the responsibility of the student to ensure that the work is submitted on time by the above method.

Queries

Any queries should be emailed to

acqueries@gre.ac.uk

with

- Your full name
- Your student ID number
- Your Programme of Study e.g. BA Architecture
- The title and code of the course(s) with which you have a query
- The nature of the query

<p>Please note that this email address will only be monitored until Friday 23rd September 2011, after this date enquiries should be sent direct to the Course Coordinator.</p>
--

Staff email addresses and contact numbers can be looked up here:

http://www.gre.ac.uk/staff_intranet/directory

COURSE CODE	LAND 1019
COURSE TITLE	Property Valuation II

Please find below details of the coursework to be submitted and/or examination advice as appropriate.

Assessment item	Essay
Electronic header sheet number	184454
<p>Details of work to be undertaken: see below Project/Coursework Title: Tasks</p> <p>A small property company has just purchased a property portfolio with a few problems. They have acquired a mixed portfolio of houses and shops. Since the purchase certain actions by the local authority have been commenced, which may affect the value of some properties. These problems relate to planning and compulsory purchase matters.</p> <p>The problems are:</p> <ol style="list-style-type: none"> 1. A Grade II listed farmhouse has been subject to a Revocation of a Planning Permission for external alterations. What is the procedure for revoking planning permissions, and what rights of appeal rest with the injured party? 2. A new cement works and service road way will affect the amenity and use of a terrace of houses. The roadway will result in increased traffic and there will be fumes and emissions both during the execution of the works to build the plant and from its subsequent use. The road way will take some part of the front garden of three houses. 3. The service roadway will also split a small housing development site of one hectare (20 dwellings) into two. Explain the rules of compensation in such circumstances. You should illustrate all answers with diagrams, examples and case law and statute. <p>Your clients require a briefing document explaining the issues they face and how compensation may be calculated.</p> <p>The document will address all the issues, and should demonstrate group coherence and input from all group members in the work.</p> <p>SUGGESTED READING Denyer Green, B <u>Compulsory Purchase & Compensation, 5th Edition</u> Estates Gazette 1998 Baum, A & Sams, G <u>Statutory Valuations, 2nd Edition</u> Routledge, London 1990 RICS <u>Compensation for Compulsory Acquisition</u> RICS 1995 www.isurv.co.uk/planning www.opdm.gov.uk</p>	

Course: Appraisal II – Group Project (25% of marks)

Level: II

Compulsory Purchase -				
STUDENTS 1.....2.....3.....				
ASSESSMENT CRITERIA				
Referencing	10%			
Appropriate and comprehensive bibliography	10%			
Presentation	10%			
Use of case law and Statute	20%			
Clarity	10%			
Demonstrate an understanding of the Rules of Compulsory Purchase	30%			
Group coherence	10%			
Total	100%			
CHECKLIST OF SPECIFIC ATTRIBUTES				
Use of case law	Excellent	Good	Average	Weak
Critical insight displayed:	Excellent	Good	Average	Weak
Strength of analysis:	Excellent	Good	Average	Weak
Conclusions and recommendations:	Excellent	Good	Average	Weak
Structure:	Excellent	Good	Average	Weak
Clarity of language:	Excellent	Good	Average	Weak
Assessors' Comments / Feedback:				
<u>Please discuss any queries with your tutor.</u>				
<u>Assessor:</u>			Date:	