



PROFESSIONAL CERTIFICATE IN REAL ESTATE VALUATION (PCREV)

Building Singapore's Next Generation of
Professional Valuers

PROGRAMME OVERVIEW



Programme Objective

The Professional Certificate in Real Estate Valuation (PCREV) is designed to:

- Establish a **recognised professional certification pathway** for aspiring and practising valuers
- Address Singapore's **declining valuation manpower pipeline**
- Provide a **practice-oriented, locally relevant training framework** aligned with Singapore's regulatory environment
- Strengthen SISV's role as the **national professional education leader** in valuation training.

This programme directly supports industry needs and complements existing academic pathways by delivering **applied, practitioner-led education** aligned with professional valuation standards.

Value Proposition

PCREV bridges the critical gap between academic learning and professional practice and is pillared on:

- Practitioner-led instruction
- Modular and flexible structure
- Regulatory alignment with Singapore's valuation framework
- Industry credibility under SISV governance
- Affordable compared to overseas accreditation routes

PROGRAMME OVERVIEW



Target Audience

PCREV is designed for four key learner segments:

- **NUS BBA (Real Estate), SMU BSc (Econ with Real Estate Track) & SMU BBM (Finance with Real Estate Track) graduates** requiring bridging professional competencies
- **Polytechnic diploma holders** (Real Estate Business) working as Valuation Officers or Valuation Assistants and seeking an upgrading pathway to become licensed valuers
- **Real Estate degree holders** from non-accredited institutions with practical valuation experience and seeking to become licensed valuers
- **Non-Real Estate graduates** currently practising in the real estate sector
- **Mid-career professionals** seeking career transition into valuation practice

Career Outcomes Snapshot: From Training to Practice

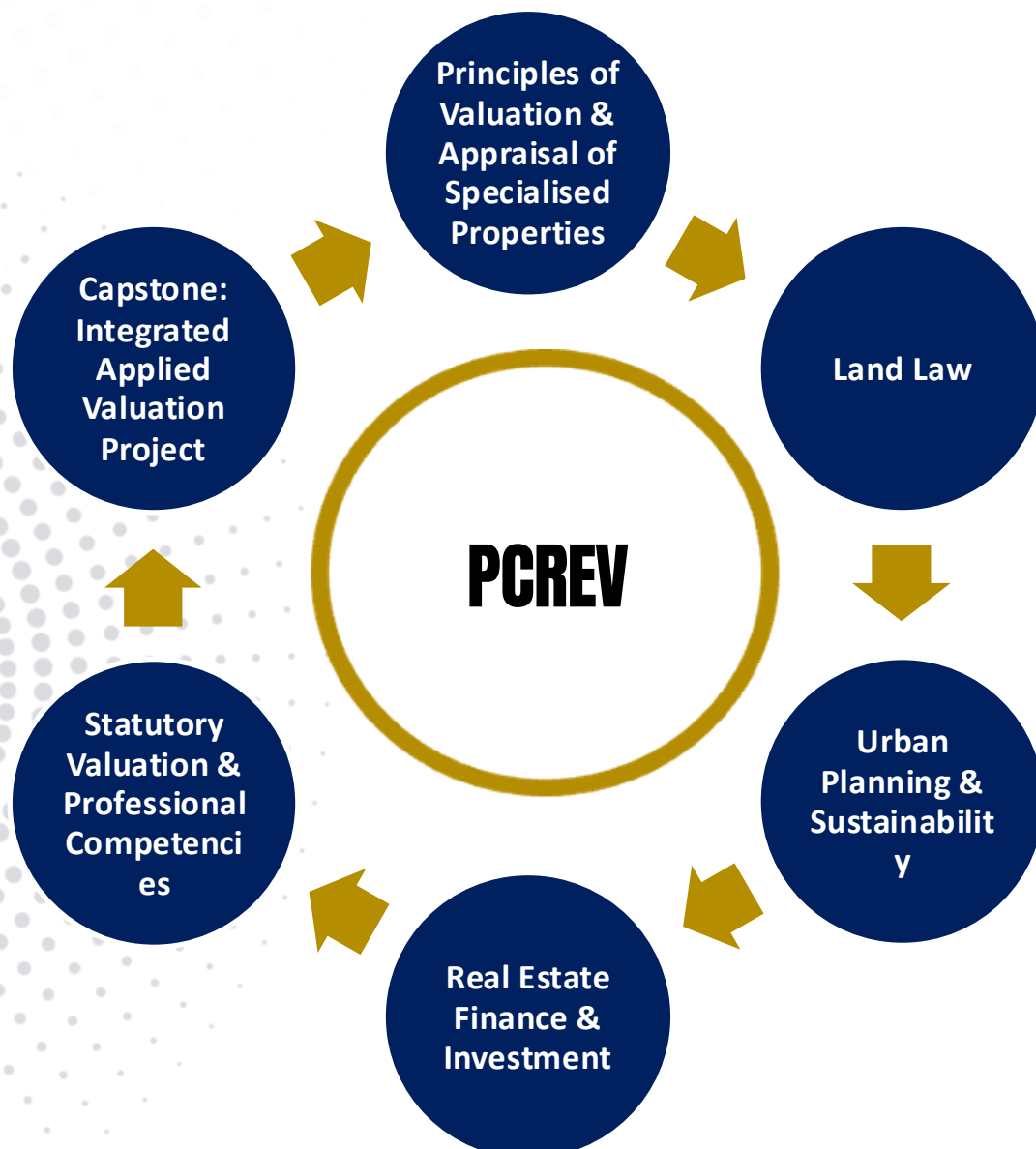


COURSE STRUCTURE & DELIVERY



Programme Structure

PCREV consists of **6 core modules**, including a professional capstone project:



COURSE STRUCTURE & DELIVERY



Study Format

- **Modular, stackable structure**
- Each module delivered quarterly either in person or online or a combination of both learning modes
- **8 teaching sessions per module**
- **3 hours per class**
- Evening and weekend scheduling to support working professionals
- Combination of lectures, tutorials, site visits and applied case studies
- The expected inaugural sequence will be as follows:



8 weeks of classes with 1 week of revision & assessment, and 1 week of recess

COURSE STRUCTURE & DELIVERY



Programme Duration

- Typical completion: **12–18 months**
- Flexible pacing: **1-2 modules per semester**, subject to availability of instructors
- **Capstone** project integrates cross-module learning

Assessment Methods

Assessment is professionally aligned and practice-focused:

- Individual and group projects
- Case-based assignments
- Quizzes and in-class tests
- Participation and applied exercises
- Final examination (selected modules)
- Capstone applied valuation project

MODULE HIGHLIGHTS

PROPERTY VALUE

SALES



Module 1: Principles of Valuation & Appraisal of Specialised Properties

Covers core valuation competencies:

- Direct comparison, income and cost approaches
- Residual and profits method
- Cash flow modelling
- En bloc valuation
- Case studies on specialised properties
- Valuation standards (SISV Green Book, IFRS/IAS)

Module 2: Land Law

Professional legal foundations:

- Land ownership and interests
- Leases, mortgages and easements
- Co-ownership structures
- Land Titles Act and property registration
- Residential Property Act
- Succession and trust law

Module 3: Urban Planning & Sustainability

Singapore planning framework mastery:

- Master Plan and Long-Term Plan
- URA, HDB, LTA institutional roles
- Land-use zoning and development control
- Green building policies
- ESG and sustainability standards
- Singapore Green Plan alignment

MODULE HIGHLIGHTS



Module 4: Statutory Valuations & Professional Competencies

Regulatory valuation competencies:

- Property tax assessments
- Stamp duty and GST
- Land betterment charge
- Land acquisition compensation
- Technology in valuation (AVMs, GIS, AI tools)
- Expert witness practices
- Professional ethics

Module 5: Real Estate Finance & Investment

Investment and feasibility analysis:

- Financing structures
- Project finance and development funding
- Investment analysis & cash flow models
- REITs and property funds
- Risk management strategies

Capstone Project

Students complete a supervised applied valuation project involving:

- Complex property valuation
- Portfolio analysis
- Professional reporting standards
- Real-world valuation simulations

ADMISSIONS, FACULTY & VALUE



Exemptions & Advanced Standing

Module exemptions may be granted based on:

- Prior accredited coursework
- Relevant professional experience
- Academic background alignment

Examples:

- NUS BBA (RE) graduates may qualify for planning or law exemptions
- Finance professionals may receive investment module exemptions
- Polytechnic diploma holders may receive partial subject credit

Faculty & Instruction Team

PCREV instructors are senior valuation practitioners and industry specialists, bringing:

- Extensive professional experience
- Active market practice exposure
- Regulatory and institutional expertise
- Applied teaching approach

ADMISSIONS, FACULTY & VALUE



Academic Governance & Quality Assurance

Programme governance is overseen by:

- Admissions Board
- Examinations Board
- Programme Director and Secretariat

Board members include senior industry leaders and academics to ensure:

- Academic rigour
- Assessment integrity
- Professional relevance
- Transparent standards

Estimated Course Fees

Indicative module fees:

- SGD \$1,200 – \$1,500 per module
- Total programme investment (6 modules):
 - Estimated SGD \$7,200 – \$9,000 (subject to final confirmation)

SkillsFuture and institutional funding support will be explored subject to eligibility.

ADMISSIONS, FACULTY & VALUE



Graduate Benefits

PCREV graduates gain:

- ✓ Professional valuation competencies
- ✓ Enhanced employability and promotion prospects
- ✓ Pathway to SISV professional membership and eventually qualification for the appraiser's licence
- ✓ Alignment with Singapore's valuation regulatory framework
- ✓ Strong practitioner network access
- ✓ Career mobility across valuation, development, investment and consultancy roles

Next Intake & Registration

- 📅 Intake cycles: Quarterly
- 📍 Delivery mode: Blended learning in-person / online, evenings / weekend
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