

Frequently Asked Questions (FAQ) about Specialisation in Real Estate Finance for cohorts admitted in AY17/18 and thereafter

1. Is it compulsory for a BSc (RE) student to pursue either a Specialisation in Real Estate Finance?

It is not compulsory for a BSc (RE) student to pursue specialization in Real Estate Finance (REF). A student can pursue one of the following two programmes of study:

- BSc (RE) degree; or
- BSc (RE) degree with a specialisation in Real Estate Finance;

The Specialisation will be noted in the student's transcript.

2. What are the modules I need to complete as requirements for the Specialisation in Real Estate Finance?

For Cohort 2018 and before

Students may opt to complete a specialisation by completing 24 MCs of distinctive modules from the list of programme elective modules below:

For Cohort 2019 onwards

Students may opt to complete a specialisation by completing 20 MCs of distinctive modules from the list of programme elective modules below:

Real Estate Specialisation		Year 3			Year 4		Pre-requisites
		Sem 1	Sem 2	Special Term 3 & 4	Sem 1	Sem 2	
1	RE3802 Real Estate Finance Law		T			T	RE1703 Principles of Law for Real Estate
2	RE3805 Corporate Investment in Real Estate		T			T	RE3701 Real Estate Investment Analysis
3	RE3807 Corporate Finance for Real Estate	T				T	RE3701 Real Estate Investment Analysis
4	RE4711 FYP Dissertation (8 MC)**					T	only real estate finance topic will be counted; taken in the graduating semester
5	RE4712 FYP Academic Exercise (4 MC)**					T	only real estate finance topic will be counted; taken in the graduating semester
6	RE4801 Real Estate Internship Programme*			T			Completed 6 semesters or 100 MCs; only real estate finance topics will be counted
7	RE4803 REIT and Business Trust Management	T				T	RE3701 Real Estate Investment Analysis
8	RE4804 Real Estate Securitisation	T				T	RE3701 Real Estate Investment Analysis
9	RE4806 Real Estate Finance Seminar*					T	RE3701 Real Estate Investment Analysis; taken in the last semester of the REFS
10	RE4807 Real Estate Risk Analysis and Management		T			T	RE3701 Real Estate Investment Analysis

*RE4806 must be 1 of the 6 Restricted Electives.

**For RE4711 FYP Dissertation, RE4712 FYP Academic Exercise and RE4801 Real Estate Internship Programme to be counted as fulfillment towards the REFS, it must be Finance related and approved by the Department.

If RE4711 is accepted, student must still complete another five (cohort 2018 and before) or four (cohort 2019 onwards) from REFS programme electives.

RE3701 Real Estate Investment Analysis remains a gateway module for the Finance Electives Modules. Student cannot read RE3701 and Finance Module(s) concurrently.

3. I will be away on SEP during Sem 1 (or Sem 2) of my third year. Is it still feasible to opt for one of the 2 specialisations?

Please meet up with the Department to discuss a feasible road map that takes into consideration your SEP.

4. If I opt for this specialisation, will I be able to complete the degree in 3.5 years (Fast Track)?

It is possible to complete the degree with specialization in REF within 3.5 years. However, RE4806 Real Estate Finance Seminar is offered in Sem 2 coupled with pre-requisite requirements:

- RE3701 Real Estate Investment Analysis
- RE4806 is to be taken in the last semester of the REFS programme (except for RE4801, RE4711 and RE4712 you must have read all the REFS modules before OR concurrently with RE4806).

Please meet up with the Department to discuss a feasible road map that takes into consideration your intention to Fast Track.

5. I do not plan to opt for specialisation. Can I take any of the Restricted Electives mentioned in (2)?

The respective compulsory exit module of RE4806 Real Estate Finance Seminar is opened only to students on track to complete the REF specialisation. With regard to the other restricted electives mentioned in (2), students not on a specialisation route can enroll for these modules, subject to fulfilling the stipulated pre-requisites.

6. I plan to take a Specialisation in Real Estate Finance, is there any administrative requirement for me to file or indicate my intention of doing so?

Students interested in pursuing a specialisation will be invited to file their intention in a prescribed form during their fourth semester with the Department of Real Estate. Students will be reminded to reaffirm their intention to specialise at the beginning of their seventh semester.

7. With regard to the stipulated Restricted Electives mentioned in the table for specialisation, are there any pre-requisites (such as CAP) or limitation on class size?

In general, enrolment in a Restricted Elective is not contingent on a student's Cumulative Average Point (CAP). However, students enrolled in a Restricted Elective need to fulfill stipulated pre-requisite(s). For example, the pre-requisite for RE3802 Real Estate Finance Law is RE1703 (Principles of Law for Real Estate).

The same about enrolment can be said about the Restricted Electives mentioned in the table, except for RE4806 (Real Estate Finance Seminar).

A seminar-format will be used for RE4806. It is therefore necessary for the Department of Real Estate to keep the class size to a reasonable number to ensure effective teaching. Besides fulfilling pre-requisites, the criteria for enrolling in RE4806 include, but are not limited to, the following: academic aptitude and research interest as indicated by the student's dissertation topic. Furthermore, the respective compulsory exit module of RE4806 is open only to students on track to complete the respective specialisation.