



***Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis***

**Year 1 Semester 1**

**BSP3113 Principles of Valuation**

**Synopsis**

This course aims to provide the basic principles to property valuations. It presents an overview of real estate characteristics and property valuation concept. The principles of property valuation lay down basic understanding of 5Hs (what, when, which, where and how) before the application of 5 methods of property which includes comparison, investment, income, cost and residual. This course will demonstrate the basic principles of the 5 valuation methods, its applicability, issues, and shortcomings and related to property reports.

**BSP3513 Principles of Law**

**Synopsis**

This course focuses on Malaysian Legal system, tort and contract. It includes the principles and sources of Malaysian law, processes, system and procedures. This course covers the law of contract, types of remedies and law of torts.

**BSP3613 Building Technology I**

**Synopsis**

This course provides introduction to construction, with particular emphasis to low rise dwellings construction methods, different parts of building elements and their respective functions, properties, manufacture and applications of key construction materials.

**BSP3413 Economics**

**Synopsis**

This course focuses on Malaysian Legal system, tort and contract. It includes the principles and sources of Malaysian law, processes, system and procedures. This course covers the law of contract, types of remedies and law of torts.

**BSP3423 Accounting and Financial Management**

**Synopsis**

This course provides the concept and basic principles of accounting which include balance sheet, ledger, trading account and profit-and-loss account. It also introduces the financial management which provides an understanding on accounting ratio and the application of financial statement.

**UCS3142 Academic English**

**Synopsis**

This course is designed to prepare and equip students with the knowledge and skills needed for academic success. The course focuses on the skills of writing academic report and oral presentation. Special emphasis is given on the skills of extracting and citing sources of information using appropriate citation techniques, writing bibliographic entries, collecting data through questionnaire survey, analysing and presenting information (in oral and written form), and working together in a group. At the end of the course, students should be able to integrate all of the skills and knowledge acquired to perform tasks in academic contexts.



*Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis*

**Year 1 Semester 2**

**BSP3123 Applied Valuation**

**Synopsis**

This course introduces students to applied valuation with reference to "Manual of Valuation Standards" produced by the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia. It covers determining factors affecting value, collecting, selecting and analyzing data to be used in property valuation, application of appropriate valuation methods in valuing residential properties, commercial properties, industrial properties, agricultural properties, and development land.

**BSP3523 Town and Country Planning**

**Synopsis**

This course provides a theoretical understanding of town planning. It is divided into three major aspects: the planning theories and models, the development plan system and the land and property development control system in Malaysia.

**BSP3623 Building Technology II**

**Synopsis**

It focus on the functional requirements and construction techniques of high rise buildings especially in the foundation systems, basement construction, reinforced concrete construction and enclosure systems.

**BSP3433 Land Economics**

**Synopsis**

This course provides an insight into the land economics. It constitutes a range of land economics theories and concepts which include demand and supply, land ownership and the missing factor, pricing of land, development of land economics, urban growth, and land use.

**BSP3633 Site Planning Management**

**Synopsis**

This subject is to provide students with knowledge, an understanding and skills of efficient and effective site planning management. It covers site planning, organizing workers, site communication and information, site meeting, maintenance for the temporary building and management of the site environment.

**MPU3412 Co-Curriculum**

**Synopsis**

Students will take part in organizing university's and outside events to gain opportunity of training and learning of specific techniques and skills related to the themes of the events apart from participating in soft skills improvement programs while joining other outdoor sports activities. These will allow students to practice effective communication skills, both verbally or written, polish managerial skills while becoming leaders and managing events in the university, and cultivate awareness of lifelong learning while exposing to well-diversify of knowledge, skills and techniques.



***Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis***

**UCS3412 Bahasa Kebangsaan**

**Synopsis**

Kursus ini membolehkan pelajar mempertingkatkan kecekapan berbahasa sesuai dengan intelek pelajar untuk berkomunikasi secara lisan dan tulisan dalam konteks rasmi, kreatif dan bukan kreatif. Mata pelajaran ini disediakan untuk mempertingkatkan kecekapan berbahasa sesuai dengan intelek pelajar untuk berkomunikasi dengan lisan dan tulisan dalam konteks rasmi, kreatif dan bukan kreatif.

**Year 2 Semester 1**

**BSP3133 Property Investment and Valuation**

**Synopsis**

This course aims to provide the basic of property investment and valuation. It starts with investment types and its characteristics before focuses on property as an investment asset. The course continues with introducing the conventional methods in valuing freehold and leasehold properties.

**BSP3533 Land Law**

**Synopsis**

This course equips the students with the law and procedures relating to land, primarily in accordance with the National Land Code, Sarawak Land Code, and Sabah Land Ordinance. It address history of Malaysian land law, indefeasibility of title, land dealings, restraints on dealings, and land matters.

**BSP3213 Building Services**

**Synopsis**

The course provides a theoretical foundation to understanding building services. The course exposes students to the various components of building services such as plumbing and sanitary system, firefighting system, communication system and HVAC.

**BSP3643 Construction Management**

**Synopsis**

It is designed to allow students to learn, understand and further develop their knowledge in the theory and practice of construction management. It includes the theoretical and practical aspects of material, labour, plant, sub-contractor, time, cost, quality and risk management. It also go into detail about the process of construction, construction team and organisation and the management elements of planning, organising, coordinating and controlling. The course also emphasises on the preparation of various types of work programmes.

**BSP3813 Land Surveying (Elective I)**

**Synopsis**

This course develops the basic principles of mathematical theories, techniques of engineering surveying, levelling, traversing, equipment setting out and surveying computations.



***Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis***

**BSP3823 Statistics (Elective I)**

**Synopsis**

This course consists of introduction to statistics for property manager. Before statistics analysis, student should know the concept sampling theory and the types of statistic and types of data, the theory of data collection, and analyze the data. Analyze the data is very important to property manager and using the result of analysis for decision making. Analysis of statistic data includes measure of central tendency and dispersion, correlation and simple linear regression, multiple regression, etc.

**UCS3212 Creativity and Innovation**

**Synopsis**

This subject explores the creativity and innovation of thinking skills with an exposure of principles of thinking, methods of generating ideas, creativity in problem solving techniques, creativity in writing as well as giving the experience of producing creative and innovative product through project given.

**Year 2 Semester 2**

**BSP3143 Statutory Valuation and Taxation**

**Synopsis**

This course is designed to give the students the knowledge on statutory valuation consisting of valuation for the purpose of property taxation and compensation for compulsory acquisition. It includes the legal aspects in property taxation and land acquisition such as rates, stamp duties, real property gains tax, quit rent and land premium. Besides, non-statutory valuation is introduced and supplement to this course.

**BSP3223 Building Maintenance**

**Synopsis**

This module aims to develop students on importance of maintenance and its impact on the costs as a result of improper or unnecessary maintenance. The knowledge includes types of maintenance, maintenance planning, scheduling, the aspects and issues in managing the maintenance of buildings. Besides, it also supplement the students with additional knowledge of building pathology and common building defect.

**BSP3543 Property Law and Strata Management**

**Synopsis**

This course introduces the student to property law. It includes the Strata Titles Act 1985, Strata Management Act 2013, and Housing Development (Control and Licensing) Act 1966.

**BSP3653 Project Management**

**Synopsis**

An overview of project management structure, prime objective of project management, roles of a project manager from inception till project close-up and feedback, common techniques used to facilitate the project management tasks.



***Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis***

**BSP3443 Property Finance**

**Synopsis**

This course exposes the students to the application of financial theory and policy in real estate sector. It includes mortgage loan, financing real estate development, portfolio analysis and real estate funds, real estate investment trusts, and property auction finance.

**BSP3233 Property Management**

**Synopsis**

This course provides the fundamental knowledge of property management. It includes owner relations, managing building staff, lease and tenant relations, and building management matters.

**Year 2 Semester 3**

**MPU3183 Penghayatan Etika dan Peradaban (Appreciation of Ethics and Civilisations)**

**Synopsis**

Kursus ini mempersiapkan pelajar untuk menghayati etika dan peradaban yang wujud dalam masyarakat kepelbagaian etnik di Malaysia untuk memperteguhkan pemikiran kritikal dan analitikal mereka bagi menangani kehidupan yang lebih mencabar. Pengisian kursus ini memfokuskan kepada penghayatan etika dan peradaban dalam acuan Malaysia. Pelajar akan didedahkan dengan dinamika konsep etika dan peradaban yang menjadi kekuatan kepada pembentukan negara Malaysia berdasarkan susur masa evolusi sejarahnya dari era pra-kolonial sehingga ke pasca-kolonial. Kefahaman tentang pembentukan etika dan peradaban dalam masyarakat kepelbagaian dibincangkan bagi meningkatkan penghayatan etika dan peradaban ke arah pemantapan kesepaduan nasional dan bangsa Malaysia. Peradaban acuan Malaysia perlu dikupas serta diperdebatkan dalam aktiviti akademik berpanduan Perlembagaan Persekutuan sebagai tapak integrasi dan wahana etika dan peradaban. Pembinaan kesepaduan nasional amat dipengaruhi oleh globalisasi dan perkembangan teknologi maklumat dan komunikasi yang kompleks. Oleh kerana itu, penghayatan etika dan peradaban menzahirkan perilaku tanggungjawab sosial dan digerakkan pada peringkat individu, keluarga, komuniti, masyarakat, dan negara. Justeru, perubahan yang berlaku dalam masyarakat dan pembangunan langsung ekonomi telah membawa cabaran baru dalam mengukuhkan kelestarian etika dan peradaban di Malaysia. Amalan Pendidikan Berimpak Tinggi (HIEPs) dipraktikkan dalam pengajaran dan pembelajaran bagi mendalami kursus ini. (pengajaran & pembelajaran).

**MPU3193 Falsafah dan Isu Semasa (Philosophy and Current Issues)**

**Synopsis**

Kursus ini merangkumi hubungan ilmu falsafah dengan Falsafah Pendidikan Kebangsaan dan Rukun Negara. Penggunaan falsafah sebagai alat untuk memurnikan budaya pemikiran dalam kehidupan melalui seni dan kaedah berfikir serta konsep insan. Topik utama dalam falsafah iaitu epistemologi, metafizik dan etika dibincangkan dalam konteks isu semasa. Penekanan diberikan kepada falsafah sebagai asas bagi menjalin dialog antara budaya serta memupuk nilai sepunya. Di hujung kursus ini pelajar akan mampu melihat disiplin-disiplin ilmu sebagai satu badan ilmu yang komprehensif dan terkait antara satu sama lain.

**MPU3322 Integrity and Anti-Corruption (KIAR)**

**Synopsis**

This course covers the basic concept of corruption, anti-corruption including the value of integrity, forms of corruption, abuse of power in daily activities and organizations as well as ways to prevent



***Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis***

corruption. Cases related to corruption are discussed. Teaching and learning methods are implemented in the form of 'experiential learning' through individual and group activities. At the end of this course, students are able to understand the practice of integrity, the concept of corruption and anti-corruption, and abuse of power as well as the prevention of corruption in society and organizations.

**MPU3212 Entrepreneurship Skills**

**Synopsis**

This course provides an understanding of an individual as entrepreneur and the process of creating and growing a new venture. The topics include theory of entrepreneurship, types of entrepreneurship, the importance of entrepreneurship and factors affecting entrepreneurship, entrepreneurship develop in Malaysia, entrepreneurial creativity and innovation, opportunity identification, business plan, business support system and form of business entities and relate legal requirements.

**Year 3 Semester 1**

**BSP3833 Special Property Valuation (Elective II)**

**Synopsis**

This course is designed to provide the students with an understanding of introduction to special properties, methods of valuation for special properties, valuation for residential properties and valuation for commercial properties. Besides, mining properties, industrial properties and agricultural properties are included as special properties. The methods of valuation applied to special properties are influenced by the functions of the property, business operations and the assets or machinery located in the property.

**BSP3843 Safety, Health and Risk Management (Elective II)**

**Synopsis**

This course is designed to develop the student's knowledge and understanding of the principles and the concept of Occupational Safety, Health and Risk Management. The Unit begin with and introduction to occupational safety and health (OSHA) management. The students enrolled in this Unit will learn about OSH guidelines and regulations (Malaysia context), systems management of OSH, Managing OSH risk, analyzing hazards, ergonomics, the psychology of OSH and behavioural safety management which are very relevant and useful in today workplace environment.

**BSP3663 Tendering and Construction Estimating**

**Synopsis**

This course helps students to have introduction to tendering and construction estimating including terminology, risks, type of tendering and estimating, planning and management of estimating process. The course develops practical skills in the analysis of material cost, plant cost and labour cost, unit rate cost estimating based on trades, sub-contractor's pricing, cost estimates for preliminaries works, mechanical and electrical works.

**BSP3553 Construction Law**

**Synopsis**

This course helps students to enhance the law related to construction contracts with an introduction of contract administration via common standard conditions of contract in Malaysia. It covers construction related law, implementing construction contracts, financial issues in construction contracts, issues



***Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis***

related to time in construction contracts, completion and finalization of construction contract, and construction claims, dispute and dispute resolution.

**BSP3243 Facilities Management**

**Synopsis**

This subject provides students on a wide range of knowledge and application in managing facilities performance measurement, facilities manager's role, property portfolios, and legislative of facilities management.

**BSP3713 Research Methodology**

**Synopsis**

This course introduces the students to the field of the research which are applicable to real estate and construction management. It discusses the fundamental process in conducting an academic research. It includes introduction to research, research background, problem formulation, research objective, literature review, research methodology and design, data collection techniques and procedures, sampling strategy, data analysis and report writing.

**UCS3312 Green Technology**

**Synopsis**

This course comprises of basic knowledge and skills in workplace communication, providing a fundamental exposure and guide to the various forms of communication in the workplace covering both verbal communications and written communication. These include practice in conveying ideas and opinions, writing proposals and business letters, preparing reports, oral communication and presentation.

**Year 3 Semester 2**

**BSP3853 Business Valuation (Elective III)**

**Synopsis**

This course provides a core understanding of the business valuation. The students will be exposed to financial statements, mergers, acquisition, asset and liabilities for valuation purposes. Students will apply appropriate valuation techniques for valuation of various types of businesses.

**BSP 3863 Introduction to Draughtmanship (Elective III)**

**Synopsis**

The module focuses on the features, commands and techniques of AutoCAD to enable the students to basis develop 2D drawings as well as 3D modelling.

**BSP3313 Ethics and Professional Practice**

**Synopsis**

This course introduces the students to the professional practices of the real estate professionals governed by the Valuers, Appraisers and Estate Agent Act 1981, Malaysian Valuation Standards and Malaysia Estate Agency Standards. It covers the introduction to professional practice, the nature of real estate professionals, qualification and requirement of real estate professionals, test for competency,



***Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis***

code of conduct & ethics, professional negligence and defamation and future prospects and challenges in the profession.

**BSP3323 Marketing and Agency**

**Synopsis**

This course provides a theoretical foundation to the knowledge of marketing in real estate. The course also exposes the students to the principles of marketing and their application to real estate profession in accordance to relevant regulations such as Malaysian Estate Agency Standards.

**BSP3333 Property Market Analysis**

**Synopsis**

This course exposes the students to the contemporary requirement of property market research analysis in real situation. It provides the knowledge includes property market environment, consumer behavioural aspects, location analysis and production analysis, and property product pricing. It enables the student to apply in property market analysis.

**BSP3724 Dissertation**

**Synopsis**

This course is a continuation of BSP3713 - Research Methodology and requires students to undertake a dissertation project based on the research proposal prepared in research methodology. At the end of the course, students should be able to undertake a literature review, identify data and information relevant to the research and its source, collect data and information, use the appropriate data collection techniques, and analyse data. Students should be able to seek information from a variety of sources be open to new ideas and have the capacity for self-directed learning to look for alternative ideas and solutions, present information, express ideas clearly, effectively and confidently and act ethically with integrity.

**UCS3152 Business English**

**Synopsis**

This course comprises of basic knowledge and skills in workplace communication, providing a fundamental exposure and guide to the various forms of communication in the workplace covering both oral and written communication. These include practice in presenting information, conducting effective team meetings, decision making, conflict management, and writing related workplace correspondence and documents.

**Year 4 Semester 1**

**BSP3918 Practical Training & report**

**Synopsis**

This course consists of practical training at various property management and valuation firms, construction company, developer or government industry such as JPPH, UDA, DBKL and local authority. Besides, this course focus on the sharing of practical training knowledge and experience at various industrial such as property management, property valuation, estate agency and construction. The purpose is to let students apply their learnt knowledge and experience and provide any suggestions to the departmental panel of industrial training. At the end of this course, students should be able to use and apply their professional knowledge and skills in property and construction areas.





*Bachelor of Science (Honours) in Property and Construction  
Management  
Programme Synopsis*

**MPU Courses for Non-Malaysian**

**MPU3143 Bahasa Melayu Komunikasi 2**

**Synopsis**

This unit will enable students to communicate in Malay Language correctly and effectively in a variety of formal and informal situations using interactive activities to enhance communication skills, in particular, verbal and listening skills.

**MPU3193 Falsafah dan Isu Semasa (Philosophy and Current Issues)**

**Synopsis**

Kursus ini merangkumi hubungan ilmu falsafah dengan Falsafah Pendidikan Kebangsaan dan Rukun Negara. Penggunaan falsafah sebagai alat untuk memurnikan budaya pemikiran dalam kehidupan melalui seni dan kaedah berfikir serta konsep insan. Topik utama dalam falsafah iaitu epistemologi, metafizik dan etika dibincangkan dalam konteks isu semasa. Penekanan diberikan kepada falsafah sebagai asas bagi menjalin dialog antara budaya serta memupuk nilai sepunya. Di hujung kursus ini pelajar akan mampu melihat disiplin-disiplin ilmu sebagai satu badan ilmu yang komprehensif dan terkait antara satu sama lain.