

Aset Valuation

Course : **Aset Valuation**
Grade : 5th Semester (Odd semester 2022/2023)
Credits : 3 (150 minutes/meeting, 16 meeting in 1 semester)
Instructor : Ahmad Ma'ruf, S.E., M.Si. (ahmad_maruf@umy.ac.id)

DESCRIPTION

In this course, students learn about Asset Valuation and establish an analytical framework to address the problem of Assessment Asset. Focus on topics such as, Value Concept, Land Description, Building Description, Asset Valuation Method, and Valuation Report Asset. Competency-based lectures by covering the application of Islamic values, active participation, portfolio of assignments and exams competence. So as to be able to understand, solve case studies, and analyze this course as a whole.

The Course Features

Students will be able to:

- Internalizing academic values, norms, and ethics
- Good mastery of asset valuation concepts and techniques including value, asset valuation, real estate, real property, asset valuation stages, data collection, asset valuation techniques, and preparation of asset valuation reports
- Processing and analyzing data about asset values
- Publicly presenting ideas and analysis related to asset valuation
- Writing basic level scientific publications on asset valuation themes

References :

- Appraisal Institute. *The Appraisal of Real Estate*, 14th edition, 2014.
- Baum A,E, Crosby, N., Devaney, S., *Property Investment Appraisal*, 4th edition, Wiley Blackwell. 2021

Assessment :

The components of the final score are attendance (10%), assignments and practicum (40%), competency exam (50%). The value of this course is based on the applicable assessment provisions.

Syllabus

Week	Session	Content
1	1	Understanding Value, Asset Valuation
2	2	Land, Real estate, Real property
3	3	Identify the value type
4	4	Description of Land and Site
5	5	Building Description
6	6	Asset Valuation Data Collection
7	7	Economic Trend Analysis for asset markets
8	8	Sales Comparison Approach
9	9	Revenue Capitalization approach
10	10	Cost Approach
11	11	Highest value concept and best use
12	12	Highest and best value analysis
13	13	Land & Site Value Valuation
14	14	Building Value Valuation
15	15	Reconciliation of asset value indications
16	16	Asset Valuation Report