**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**30% ADDITION TO THE CCMAS COURSE STRUCTURE/SUMMARY**

**100 LEVEL**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Course Code** | **Course Title** | **Units** | **Status** | **LH** | **PH** |
| BUK-ESM-101 | Principles of Accounting I | 2 | C | 30 | - |
| BUK-ESM-102 | Principles of Accounting II | 2 | C | 30 | - |
| BUK-ESM-114 | Principles of Estate Management | 2 | C | 30 | - |
| BUK-ESM-115 | Introduction to Real Estate Finance | 2 | E | 30 | - |
| BUK-ESM-102 | Principles of Economics II | 2 | E | 30 | - |
| **TOTAL** | | **6** |  |  |  |

**200 LEVEL**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Course Code** | **Course Title** | **Units** | **Status** | **LH** | **PH** |
| BUK-ESM-203 | Planning Principles & Practice | 2 | C | 30 | - |
| BUK-ESM-212 | Building Construction and Materials II | 3 | C | 15 | 45 |
| BUK-ESM-202 | Introduction to Agricultural Economics | 2 | E | 30 | - |
| BUK-ESM-213 | Principles of GIS and LIS | 2 | E | 30 | - |
| BUK-ESM-214 | Element of Land Law | 2 | E | 30 | - |
| **TOTAL** | | **5** |  |  |  |

**300 LEVEL**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Course Code** | **Course Title** | **Units** | **Status** | **LH** | **PH** |
| BUK-ESM-358 | Rating and National Taxation II | 2 | C | 30 | - |
| BUK-ESM-314 | Urban infrastructure Morphology & Management | 2 | C | 30 | - |
| BUK-ESM-325 | Arbitration & Awards II | 2 | C | 30 | - |
| BUK-ESM-331 | Building Maintenance | 2 | C | 30 | - |
| BUK-ESM-315 | Housing Concept and Policy | 2 | C | 30 | - |
| BUK-ESM-316 | Facilities Management | 2 | C | 30 | - |
| **TOTAL** | | **12** |  |  |  |

**400 LEVEL**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Course Code** | **Course Title** | **Units** | **Status** | **LH** | **PH** |
| BUK-ESM-407 | Comparative Land Policies | 2 | C | 30 | - |
| BUK-ESM-408 | Estate and Development Finance | 2 | C | 30 | - |
| BUK-ESM-431 | Portfolio Management & Performance Analysis | 2 | C | 30 | - |
| BUK-ESM-422 | Principles of Property Management | 2 | C | 30 | - |
| BUK-ESM-409 | Property Development | 2 | C | 30 | - |
| BUK-ESM-410 | Research Method | 3 | C | 30 | - |
| BUK-ESM-411 | Urban Infrastructure Morphology & Management | 2 | C | 30 | - |
| **TOTAL** | | **15** |  |  |  |

**500 LEVEL**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Course Code** | **Course Title** | **Units** | **Status** | **LH** | **PH** |
| BUK-ESM-505 | Feasibility and Viability Studies II | 2 | C | 30 | - |
| BUK-ESM-513 | Plant and Machinery Valuation | 3 | C | 30 | 15 |
| BUK-ESM-514 | Land Use & Resources Management II | 2 | C | 30 | - |
| BUK-ESM-508 | Environmental Impact Assessment | 2 | C | 30 | - |
| BUK-ESM-509 | Introduction to Legal Drafting | 2 | E | 30 | - |
| BUK-ESM-510 | Advance Housing Studies | 2 | C | 30 | - |
| **TOTAL** | | **11** |  |  |  |
| **GRAND TOTAL** | | **49** |  |  |  |

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ACC 101: Introduction to Financial Accounting I (3 Units C: LH 30; PH 15)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable in handling fundamentals of financial accounting from the ground up. Preparing a balance sheet, income statement, and cash flow statement, analyze financial statements and interpret critical ratios in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Financial Accounting will teach Estate Management students the fundamentals of financial accounting from the ground up. They will learn how to prepare a balance sheet, income statement, and cash flow statement, analyse financial statements, and calculate and interpret critical ratios. Financial Accounting will also help Estate Management students to Master the technical skills needed to analyse financial statements and disclosures for use in financial analysis, and learn how accounting standards and managerial incentives affect the financial reporting process.

**Objectives**

1. Explain the nature and scope of accounting;

2. Differentiate between bookkeeping and accounting;

3. Discuss the objectives of financial accounting;

4. Differentiate various branches of accounting; and methods of recording accounting data using manual and electronic devices;

5. Identify basic accounting records from primary books to extraction of trial balance;

6. Explain basic posting errors; and

7. Identify bank reconciliation statements.

**Learning Outcomes**

At the end of this course, students should be able to:

1. Describe the nature and scope of accounting;

2. Understand the difference between bookkeeping and accounting;

3. Discuss the objectives of financial accounting;

4. Understand various branches of accounting; and methods of recording accounting data using manual and electronic devices;

5. Understand the basic accounting records from primary books to extraction of trial balance;

6. Correct basic posting errors; and

7. Apply skills in preparation of bank reconciliation statements.

**Course Contents**

The nature and scope of accounting. Definition of bookkeeping and accounting. Differences and similarities between bookkeeping and accounting. Objectives of financial accounting, financial accounting cycle, various branches of accounting, methods of recording accounting data using manual and electronic devices. Source documents for Book-keeping and Accounting, original/principal/prime books of entry/ledgers in accounting.

Principles of double-entry and accounting equation, the trial balance, bank reconciliation statement, classification of revenue/receipts and expenditure (current & capital).

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ACC 102: Introduction to Financial Accounting II (3 Units C: LH 30; PH 45)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable in handling conceptual framework for financial reporting; identify the users and uses of financial statements/reports, Prepare trading, profit or loss accounts of a sole trader, including adjustments; and. State the roles and functions of Accounting Standards setting bodies. in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Financial Accounting will teach Estate Management students the linkage between accounting and other information system. They will learn the conceptual framework for financial reporting; identify the users and uses of financial statements/reports. Financial Accounting will also help Estate Management students to Prepare trading, profit or loss accounts of a sole trader, including adjustments; and. State the roles and functions of Accounting Standards setting bodies.

**Objectives**

1. Explain the linkage between accounting and other information system;

2. Explain the conceptual framework for financial reporting;

3. Discuss the users and uses of financial statements/reports;

4. Identify the fundamental concepts and convention in financial accounting to financial report preparation;

5. Identify the types of accounting errors and how to correct them;

6. Enumerate suspense accounts and their uses;

7. Explain preparation of control accounts;

8. Discuss preparation of accounts for not-for-profit organizations;

9. Identify single entry and incomplete records.

10. Explain trading, profit or loss accounts of a sole trader, including adjustments; and

11. Enumerate the roles and functions of Accounting Standards setting bodies – Financial Reporting Council of Nigeria (FRCN) and International Accounting Standard Board (IASB).

**Learning Outcomes**

At the end of this course, students should be able to:

1. Understand the linkage between accounting and other information system;

2. Define the conceptual framework for financial reporting;

3. Identify the users and uses of financial statements/reports;

4. Link the fundamental concepts and convention in financial accounting to financial report preparation;

5. List the types of accounting errors and how to correct them;

6. Explain suspense accounts and their uses;

7. Prepare control accounts;

8. Prepare accounts for not-for-profit organizations;

9. Differentiate single entry and incomplete records.

10. Prepare trading, profit or loss accounts of a sole trader, including adjustments; and

11. State the roles and functions of Accounting Standards setting bodies – Financial Reporting Council of Nigeria (FRCN) and International Accounting Standard Board (IASB).

**Course Contents**

Accounting as information system within the organisation. Limitations of financial accounting, conceptual framework for financial reporting covering objectives. Elements, users and uses, qualitative characteristics of useful accounting information. Accounting concepts and conventions. Correction of errors, suspense/memorandum account, and control account, characteristics of non-profit and not-for-profit organisations. Preparation of accounts from incomplete record/single entries, the trading, profit or loss account, and statement of financial position of a sole trader, including adjustments. Introduction to the evolution of accounting bodies and standards: NASB, FRCN, IASC, IASB, SAS, IAS, and IFRS.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 114 Principles of Estate Management II (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable in handling and performing to an acceptable standard certain range of Estate development and management functions and solving problems in their various fields of employment with some supervision in line with BUK’s mission to address African developmental challenges in producing graduates in Estate Management.

**Overview**

Principles of Estate Management are Explain who is an Estate Surveyor and Valuer. Describe the roles and qualities of an Estate Surveyor and Valuer. Distinguish between an Estate Surveyor and an Estate Agent in relation to their functions.

**Objectives**

The objectives of the course are to:

1. Explain the meaning of Estate Management and its origin of estate as a profession

2. Describe the metamorphosis to estate management and valuation;

3. Explain the different motives of land ownership and the interests therein.

4. Discuss the functions of public and private estate

5. Identify the factors that prevent leaseholder from exercising unlimited control over land

**Learning Outcomes**

At the end of this course, students should be able to:

1. Define Estate Management and explain origin of estate management as a profession

2. Explain the metamorphosis to estate management and valuation;

3. Explain the motives of land ownership, types of interests in land

4. Understand the functions of public and private estate

5. Explain the factors that prevent leaseholder from exercising unlimited control over land

**Course Contents**

Definition of Estate Management, origin of estate management as a profession, metamorphosis to estate management and valuation, concept of Land ownership, motives of land ownership, types of interests in land - freehold, leasehold and right of occupancy, public and private interests in land. Factors that prevent leaseholder from exercising unlimited control over land.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 115 Introduction to Real Estate Finance (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable in basics of real estate finance and investment. The students will become acquainted with fundamental of real estate finance terms and concepts, and they will learn how to perform important real-world calculations using Excel spreadsheets in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Introduction to Real Estate Finance will provide Estate Management students a broad and solid introduction to the basics of real estate finance and investment. The students will become acquainted with fundamental of real estate finance terms and concepts, and they will learn how to perform important real-world calculations using Excel spreadsheets. The course will take Estate Management students to understand how real estate investment opportunities are analysed and financed.

**Objectives**

1. Explain the integrated theoretical and practical instruction in finance, investment, economic and law as they relate to global commercial property market;

2. Identify the method and techniques of analysis needed for commercial property financing;

3. Explain the latest concepts of real estate investment trust (REITS), risk and return.

**Learning Outcomes**

At the end of this course, students should be able to:

1. Understand the integrated theoretical and practical instruction in finance, investment, economic and law as they relate to global commercial property market;

2. Discuss the method and techniques of analysis needed for commercial property financing;

3. Enumerate the latest concepts of real estate investment trust (REITS), risk and return.

**Course Contents**

This course introduces students to the meaning of finance and financial assets, features of real property, sources of property finance, cost of capital, interest rates and yields, real estate investment trust (REITS), risk and return, measurement of earnings and profitability. The following courses, available outside the department are also relevant.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 102: Principles of Economics ll (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable in basics concepts and theories which facilitate the understanding of how an economy works as a coordinated whole. It aims to provide a simple yet rigorous framework for understanding real macroeconomic events, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Principles of Economics will provide Estate Management students with the basic concepts and theories which facilitate the understanding of how an economy works as a coordinated whole. It aims to provide a simple yet rigorous framework for understanding real macroeconomic events. Estate Management Students are expected to be able to apply the tools listed in the course in order to analyze relatively simple macroeconomic issues.

**Objectives**

1. Discuss the basic concept of functions, index numbers and dependent and independent variables in functions, as well as national income accounting;

2. Identify circular flow of income with simple two-sector model, and

3. Describe elementary issues on consumption, savings, investment, and, government’s revenue, expenditure and roles of domestic money and foreign exchange.

**Learning Outcomes**

At the end of the course, the students should be able to:

1. Identify the basic concept of functions, index numbers and dependent and independent variables in functions, as well as national income accounting;

2. Examine circular flow of income with simple two-sector model, and

3. Explain elementary issues on consumption, savings, investment, and, government’s revenue, expenditure and roles of domestic money and foreign exchange.

**Course Contents**

Treatment of Functions, Index numbers, variables and functional relationships. Basic concept of national income accounting. The circular flow of income, withdrawals and injections. National Income determination and analysis. Introduction to consumption, savings and investments. Elementary understanding of government activities: taxation and government expenditure; money and the banking system. Aggregate supply, unemployment and inflation. The basic terminology in external economy such as exchange rates, balance of payment and global interdependence.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 203: Planning Principle and Practice (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable with practical opportunity to apply the principles of front end planning. Estate Management students will work collaboratively in small groups to conduct analysis at each phase of front end planning for the project, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Planning Principle and Practiceprovides Estate Management Students with a practical opportunity to apply the principles of front end planning. Estate Management students will work collaboratively in small groups to conduct analysis at each phase of front end planning for the project. The course concludes with each group presenting their recommendation (and rationale) on whether the project should be authorized to proceed to detailed design. Good planning makes progress toward paradise while bad planning leaves a legacy of problems and disputes. Planners perform civilization’s heavy lifting by anticipating and resolving community conflicts. Good planning requires special skills and perspectives:

**Objectives**

1. Identify the components of rural and urban land use;

2. Illustrate the relationship between standards and the various land uses and the specialised areas;

3. Determine the primordial role of the concept of zoning in planning practice; and

4. Explain the role of urban renewal techniques in slum upgrade.

**Learning Outcomes**

At the end of the course, students are expected to:

1. Understand the components of rural and urban land use;

2. Demonstrate the relationship between standards and the various land uses and the specialised areas;

3. Interpret the primordial role of the concept of zoning in planning practice; and

4. Enumerate the role of urban renewal techniques in slum upgrade.

**Course Contents**

Components of Urban and Regional Land use. Relationships between planning standard and city size, culture, transport, Building Technology. Standards for various land use including those of specialized areas, destitute centers and old people’s homes, barracks, mixed land use, campuses. Concepts, objective of planning, planning process, (zoning, types of zoning/mixed land use, floating, conditional/contractual and phase zoning). Analysis and classification of urban land uses. Coding, slum and urban renewal; Techniques for identifying slums and degraded areas plus new town development. Principles and development.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 221: Building Construction & Materials II (2Units C: LH 15; PH 45)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable in explore advanced building materials, components, methods, and sequences used in residential and commercial construction. Estate Management Students will build upon the skills learned in Building Construction One and related trades along with an overview of extensive career opportunities available, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Building Construction & Materialswill allow Estate Management students to further their knowledge and skills. The students will explore advanced building materials, components, methods, and sequences used in residential and commercial construction. Estate Management Students will build upon the skills learned in Building Construction One and related trades along with an overview of extensive career opportunities available.

This students will delve deeper into the mechanicals and finishing required in home construction, including practical experience with the systems involved in residential construction including carpentry, electrical, plumbing and HVAC. Emphasis is placed on safety and the proper use of both hand and power tools. Often, Estate Management students may work on actual building projects both in the school and community.

**Objectives**

1. Discuss further properties of contemporary building materials;

2. Perform various tests on cement, aggregates, water and fresh concrete;

3. Classify types of walls and their functional requirements;

4. Describe methods of wall construction for various types;

5. Classify types of roofs and their functional requirements; and

6. Select appropriate tools and equipment for wall and roof construction.

**Learning Outcomes**

At the end of this course, the students should be able to:

1. Discuss further properties of contemporary building materials;

2. Carry out various tests on cement, aggregates, water and fresh concrete;

3. Identify types of walls and their functional requirements;

4. Explain methods of wall construction for various types;

5. Identify and classify types of roofs and their functional requirements; and

6. List appropriate tools and equipment for wall and roof construction.

**Course Contents**

Classification and properties of contemporary building materials, tests on cement, aggregate, water, fresh concrete and contemporary building materials, types and functional requirements of walls such as bricks, blocks and stone masonry walls, methods of wall construction, types and functional requirements of roofs, parts of roof structure, materials for roof construction, types, methods and selection of tools and equipment for walls and roof construction.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 202: Introduction to Agricultural Economics (2 Units; C) (LH 45)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable tounderstand the critical concepts of economic theory and their applications to issues in agriculture. It will also help to produce highly skilled applied graduates with strong quantitative and analytical skills which are increasingly required by many private and public agencies in Africa, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Introduction to Agricultural Economics will help Estate Management students tounderstand the critical concepts of economic theory and their applications to issues in agriculture. It will also help to produce highly skilled applied graduates with strong quantitative and analytical skills which are increasingly required by many private and public agencies in Africa. Graduates of Estate Management will be well versed in critical thinking and the fundamental principles of agricultural economics from an African perspective. The students will have broad-based knowledge about the role and contribution of agriculture to the overall economic development of less developed countries and familiarise Estate Management students with the current policy debates relating to agriculture and with the methodologies used to address policy issues.

**Objectives**

1. Identify the basic economic theories, construct the supply and demand curves and use these to determine market equilibrium;

2. Enumerate the basic workings of the economy, national income determination from the output and income perspectives, and the condition for equilibrium of the national economy;

3. Explain the concepts of international trade and balance of payment;

4. Discuss the process of money creation and banking in the national economy;

5. Identify the concept of welfare economics;

6. Discuss comparison on agricultural extension methodologies world over;

**Learning Outcomes**

At the end of the course students should be able to:

1. Explain basic economic theories, construct the supply and demand curves and use these to determine market equilibrium;

2. Discuss the basic workings of the economy, national income determination from the output and income perspectives, and the condition for equilibrium of the national economy;

3. Define the concepts of international trade and balance of payment;

4. Identify the process of money creation and banking in the national economy;

5. Explain the concept of welfare economics;

6. Discuss valid comparison on agricultural extension methodologies world over;

**Course Contents**

The nature of economics and economic problems. Scope of agricultural economics and methods. The concept of opportunity cost; supply and demand and their application to agricultural problems. Production functions, cost analysis and functions. Concept of elasticity. Type of markets, perfect competition, monopoly, oligopoly etc. Price theory and some applications. The components of agriculture in national income. Aggregate income, expenditure, investment, interest rate, savings, employment. Inflation; international trade, commodity agreements, and balance of payments. Money and banking.

The need for agricultural extension in Nigeria and in the world, basic philosophies behind agricultural extension work. The institutional setting of agricultural extension. Basic concepts and principles of rural sociology. Importance of rural communities and institutions, social stratification, social processes, and social changes in rural areas. Emergence and functions of leadership in rural communities. The extension agent and the rural community. Communication techniques and strategies of change. Agricultural extension teaching methods, aids, and their use.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM213 Principles of LIS and GIS (2 Units; C) (LH 45)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable on the modeling of data and processes for the implementation of Information Systems for Land Administration. Land Information System Will provide Estate Management students with procedures undertaken by individuals or small groups aimed at identifying and categorizing distinct units of property over small extensions of territory, for private and restricted purposes, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Principles of LIS focuses on the modeling of data and processes for the implementation of Information Systems for Land Administration. Land Information System Will provide Estate Management students with procedures undertaken by individuals or small groups aimed at identifying and categorizing distinct units of property over small extensions of territory, for private and restricted purposes. GIS will provide Estate Management students with an understanding of the methods and theories of spatial analysis that will allow them to apply GIS knowledge and skills to everyday life and their chosen careers. Estate Management students will learn how to compile, analyse, and present geospatial data while emphasizing the value of visual communication. Students will learn these basic geospatial concepts while working with ESRI’s ArcGIS software.

**Objectives**

1. Explain Basic Concepts of Land Information System (LIS);

2. Describe the nature, components and applications of LIS & GIS;

3. Identify the applications of GIS in a variety of fields;

4. Interprets the output generation using GIS software

**Learning Outcomes**

At the end of this course students will be able to:

1. Understand the Basic Concepts of Land Information System (LIS);

2. Differentiate the nature, components and applications of LIS & GIS;

3. Discuss the applications of GIS in a variety of fields;

4. Generate outputs using GIS software

**Course Contents**

Basic Concepts of Land Information System (LIS), Foundation elements of LIS, Modern cadastre; Land registration and land tenure, Land Information Modeling, making a prototype of LIS database, Land transaction procedures, GIS and Land records, GIS planning for managers, GIS for the urban environment, GIS for cadastre management, Cadastre GIS of real value, GIS for land conveyance.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 214 Elements of Land Law (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable on Nigerian Land Law; English land law; Terminologies. Customary Land Law: Modes of acquiring title to land. Control and management of Community land, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Land Tenure may be defined loosely as the body of rules which governs access to land and the relationship between the holder of land and the community on the one land and or that between the holder and another party having superior title. The interests that may be had in land is therefore defined, delaminated and explained within the framework of the Land Tenure System.

**Objectives**

The objectives of the course are to:

1. Explain the historical development of land law in Nigeria

2. Identify the various legislations enacted affecting land in Nigeria

3. Interpret the customary law in Nigeria.

4. Enumerate the sources of Nigerian Land Law, and the current laws affecting Land Use in Nigeria.

5. Examine the meaning and definition of land, the meaning and concepts.

6. Discuss the meaning and the proper use of the important basic terms of land law

**Learning Outcome**

1. Understand the historical development of land law in Nigeria

2. Explain the various legislations enacted affecting land in Nigeria

3. Understand the customary law in Nigeria.

4. Understand at least five sources of Nigerian Land Law, and the current laws affecting Land Use in Nigeria.

5. Explain the meaning and definition of land, the meaning and concepts.

6. Understand the meaning and the proper use of the important basic terms of land law

**Course Content**

Introduction: Sources of Nigerian Land Law; English land law; Terminologies. Customary Land Law: Modes of acquiring title to land. Control and management of Community land. Doctrine of estate: Classification of Estate; Freehold and Leasehold; Legal and Equitable; Feudal Estate. The Land Use Act: State Control of Land; grant of Right of Occupancy; alienation of Certificate of Occupancy; revocation of Certificate of Occupancy, compensation for revocation. An outline of control of natural resources - minerals, water and forests.

Principle of English land law, Historical outline of the development of freehold and leasehold estates and legal equitable estates and interests in land examples of legal and equitable rights, concurrent interest in land - joint tenancy and tenancy in common. Pledges and pawns, mortgages - their nature, classification, creation and incidents, equity of redemption and priority of mortgages.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 357: Rating and National Taxation II (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable on some of the sources of finance available to the government include taxes, royalties, levies, fines, penalties, loans, grants, and donations given to the government, proceeds from the sale of government-owned companies, lands, buildings and other assets, profits or surpluses made by government-owned enterprises, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

All levels of government need funds to finance their activities. They must find ways of obtaining money to pay for their expenditure. Rating and National Taxation will help Estate Management students to understand some of the sources of finance available to the government include taxes, royalties, levies, fines, penalties, loans, grants, and donations given to the government, proceeds from the sale of government-owned companies, lands, buildings and other assets, profits or surpluses made by government-owned enterprises, dividends paid to government on shares owned in companies, interest received on loans made by the government, rent received on government-owned properties, income from the sale of government services, etc.

**Objectives**

The objectives of the course are to:

1. Describe landed property taxation as a means of revenue generation;

2. Explain procedures for valuation for the determination of ground rents, land use charges;

3. Explain procedures of valuation for rating and taxation purpose.

**Learning Outcomes:**

At the end of this course, students should be able to:

1. Explain landed property taxation as a means of revenue generation;

2. Perform valuation for the determination of ground rents, land use charges; and

3. Discuss valuation for rating and taxation.

**Course Contents**

Income tax: nature and incident. Allowances on deductions. Assessment of owners and occupiers of landed property. Taxation of capital estate duty. Capital transfer tax. Elementary principles of national finance with particular reference to central and local government finance. The caucus and principles of taxation. Taxation distinguished from other land burdens. Methods of taxation proprietary interests in land. Income tax. Inheritance tax. Local rates and other statutory charges. National taxation policies relating to land.

Organization and administration of rating. Valuation list and preparation objections; proposal and appeals. Assessment of property. Occupation and hereditament. Tone of list; gross value; net annual value; rateable value. Rebus sic stantibus. Rating valuation practice. Hypothetical tenant. Valuation assumptions. Vacant and to let exemptions. Adjustment of gross value to net annual value. Alterations of the valuation list.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM314 Urban Infrastructure Morphology and Management (2 Units; C) (LH 45)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable on Sustainability, Resilience and Efficiency are fundamental considerations for city managers in managing urban infrastructures, Urban Infrastructure Morphology and Management willmake graduate of Estate Management to understand “What do urban infrastructure managers do” and they will learn about the main dimensions for urban infrastructure management in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Sustainability, Resilience and Efficiency are fundamental considerations for city managers in managing urban infrastructures. Today, more than 3.9 billion people, making up more than 54% of the global population, live in cities. Urbanization is expected to continue in the coming years, raising the urban population to 6.0 billion by 2045. This dramatic increase in urban populations will inevitably increase the demand for energy, mobility (transportation), water, and other urban services in every city around the world. Without functional governance and management structures that ensure efficient, resilient and sustainable performance in cities, the current urbanization growth might become a catastrophic risk threatening the quality of life of the humanity. Urban Infrastructure Morphology and Management willmake graduate of Estate Management to understand “What do urban infrastructure managers do” and they will learn about the main dimensions for urban infrastructure management.

**Objectives**

The objectives of the course are to:

1. Describe the types of public utilities and services;

2. Differentiate Ownerships, Regulations and Maintenance of public utilities;

3. Enumerate the sources of finance for infrastructure provisions.

4. Explain public-private partnerships (**PPP**) in infrastructure provisions; and

5. Explain risk associated with PPP arrangement and Impact of infrastructure on real estate value. Environmental impact assessment (EIA)

**Learning Outcomes:**

At the end of this course, students should be able to:

1. Explain the types of public utilities and services;

2. Understand Ownerships, Regulations and Maintenance of public utilities;

3. Identify the sources of finance for infrastructure provisions.

4. Discuss public-private partnerships (**PPP**) in infrastructure provisions; and

5. Identify risk associated with PPP arrangement and Impact of infrastructure on real estate value. Environmental impact assessment (EIA)

**Course Contents**

Introduction to public utilities and services; Types of public utilities and services; Ownerships, Regulations and Maintenance of public utilities; Sources of finance for infrastructure provisions; Public-private partnerships (**PPP**) in infrastructure provisions; Types of PPP arrangement in infrastructure provisions; Risk associated with PPP arrangement and Impact of infrastructure on real estate value.environmental impact assessment (EIA).

Contents of EIA. Methods for identifying, predicting and interpreting impacts/effects and inspection procedures. Conceptual framework for EIA using simultaneous models and policy analysis. Socio-economic methods or EIA with respect to current socio-economic environment and methods for deriving impacts.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 325: Arbitration and Awards I (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable legal framework that governs domestic and international arbitration and Develop skills for negotiating arbitration agreements. Understand the rules and doctrines that govern international arbitration and the considerations that are essential for making strategic decisions in representing parties in international arbitration, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Estate Management students will understand the legal framework that governs domestic and international arbitration and Develop skills for negotiating arbitration agreements. Understand the rules and doctrines that govern international arbitration and the considerations that are essential for making strategic decisions in representing parties in international arbitration.

**Objectives**

The objectives of the course are to:

1. Explain the place of Arbitration in a 21st Century practice;

2. Identify a mediatory role in the arrangement of real estate financing and in conflict resolution; and

3. Identify the functions of an expert witness in court proceedings or tribunals involving any of the functions stated.

**Learning Outcomes:**

At the end of this course, students should be able to:

1. Discuss the place of Arbitration in a 21st Century practice;

2. Interpret mediatory role in the arrangement of real estate financing and in conflict resolution; and

3. Explain the functions of an expert witness in court proceedings or tribunals involving any of the functions stated.

**Course Contents**

Nature of arbitration; its origin and application to valuation. Act reference to arbitration by consent. Types of arbitration. Statutory and conventional advantages of arbitration. Arbitration and umpires. Principal rules of arbitrators. Reference by order of court; neutral and tripartite panel. Procedure for arbitration award. Expert evidence and proof of evidence. Arbitration of real estate and related disputes in construction industry. Particular skills required of a professional.

Costing by arbitrators in the construction industry. Real estate documents and arbitration clauses. Resolution of disputes by arbitration in the allied professions in the construction industry. Distinction between valuation, arbitration and action methods of enforcing, impeaching and award. Arbitration agreement, composition of arbitral tribunal, jurisdiction of arbitral tribunal, award and termination of proceedings, recourse against award, recognition and enforcement of awards; difference between arbitration and conciliation.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 331: Building Maintenance (2 Units C: LH 30; PH 10)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable desirable skills in building maintenance and management that can be applied to a wide range of fields, including commercial construction, transportation, and the gas and oil industry. Building Maintenance provides Estate Management students with diversified skills needed to maintain and renovate commercial and residential properties in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Building maintenance can help Estate Management students to gain the desirable skills in building construction and management that can be applied to a wide range of fields, including commercial construction, transportation, and the gas and oil industry. Environmental impact and sustainability may also be emphasized. Building Maintenance provides Estate Management students with diversified skills needed to maintain and renovate commercial and residential properties.

The students are taught basic skills in electricity, carpentry, plumbing, heating and air conditioning maintenance. Training also includes painting, papering, and tiling. Students acquire skills in appliance repair.

**Objectives**

The objectives of the course are to:

1. Identify the concept of maintenance management;

2. Carry out structural surveys of buildings;

3. Carry out alterations, conversions and improvement in buildings; and

4. Identify and discuss causes of deteriorations in buildings.

**Learning Outcomes**

At the end of the course, the students should be able to:

1. Explain concept of maintenance management;

2. Perform structural surveys of buildings;

3. Perform alterations, conversions and improvement in buildings; and

4. Identify and discuss causes of deteriorations in buildings.

**Course Contents**

This course will introduce students to the principles, theories and practices in building maintenance management. It may cover topics like building condition assessment, remediation actions, and maintenance types. The course deals with building maintenance technology, decay of building-agencies involved, alterations, conversion, improvements in buildings, design defects and remedies, structural surveys of buildings, maintenance of all buildings, mechanical services.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM316 Facilities Management (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable desirable skills about scope of facilities management, Identification of facilities and services in facilities management, professionals in the practice of facilities management, Field work. in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Facilities management will feature how to establish, implement, manage and continually improve your facility department to get the best out of the facilities within the given boundaries of costs, performance and other important factors during its total lifetime. The course is designed to develop Estate Management students with skills in managing facility staff and corporate assets while minimizing risk exposure in the workplace.

**Objectives**

The objectives of the course are to:

1. Explain the basics of facilities management

2. Describe how to draw up a preventive maintenance concept, based on risk

3. Develop strategies to decide when and what to outsource

4. Enumerate different types of contracts

5. Identify and monitor the facilities management-processes performance

**Learning outcome**

1. Understand the basics of facilities management

2. Understand how to draw up a preventive maintenance concept, based on risk

3. Develop strategies to decide when and what to outsource

4. Identify the different types of contracts

5. Describe facilities management-processes performance

**Course Content**

Brief history of facility management, Concept of facilities management, a comparison of facility management and property management, Scope of facilities management, The rationale for facility management, Advantages/benefits of facilities management, information technology and facility management, Identification of facilities and services in facilities management, professionals in the practice of facilities management, Field work.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM315 Housing Concept and Policy (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable desirable skills Concept of Housing, Housing types; demand and supply, housing infrastructures, appraisal of existing housing policy, housing finance, management of housing, housing as investment, low income housing. Theoretical issues in housing policy, Nigeria’s housing policy, Housing in National development, Housing and Community Facilities. Housing Standards, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

This course will provide Estate management students with the ability to identify and analyze phenomena in cities and urbanized areas related to a socially fundamental need for adequate and affordable shelter that ensures individual well-being and social and community stability and sustainability. This course will provide Estate management students with the ability to identify and analyze phenomena in cities and urbanized areas related to a socially fundamental need for adequate and affordable shelter that ensures individual well-being and social and community stability and sustainability.

**Objectives**

The objectives of the course are to:

1. Explain housing as an element of urban life worthy of special attention, and what are the connections of housing to other important urban issues.

2. Identify housing-related regulations, tools, economic interventions and community engagement to improve the quality of life in urban communities.

3. Examine housing policies and practices to support social and racial justice in a neoliberal capitalist economy characterized by structural and institutional racism.

4. Identify the role that analytics and information technology can play in designing effective housing policy and improving individual access to and use of housing services.

**Learning outcome**

1. Understand housing as an element of urban life worthy of special attention, and what are the connections of housing to other important urban issues.

2. Explain housing-related regulations, tools, economic interventions and community engagement to improve the quality of life in urban communities.

3. Implement housing policies and practices to support social and racial justice in a neoliberal capitalist economy characterized by structural and institutional racism.

4. Understand the role information technology can play in designing effective housing policy and improving individual access to and use of housing services.

**Course Content**

Concept of Housing, Housing types; Housing demand and supply, Housing infrastructures, appraisal of existing housing policy, housing finance, management of housing, Housing as investment, low income housing. Theoretical issues in Housing Policy, Nigeria's Housing policy, Housing in National development, Housing and Community Facilities. Housing standards.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM407 Comparative Land Policies (2 Units C: LH30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable on the nature of customary tenure in the economic and social structure of Nigeria and some selected countries in West Africa. Social and legal theories of property. Proprietary land use analysis. The purpose of progress in national land reforms in selected countries. Implementation of land policies and specialized institutions of land policies and specialized institution of government and other bodies, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Comparative Land Policieswill prepare Estate Management students to understand the nature of customary tenure in the economic and social structure of Nigeria and some selected countries in West Africa. Social and legal theories of property. Proprietary land use analysis. The purpose of progress in national land reforms in selected countries. Implementation of land policies and specialized institutions of land policies and specialized institution of government and other bodies.

**Objectives**

The objectives of the course are to:

1. Explain land policy

2. Describe the basic concept of Nigerian Traditional Land Policies

3. Discuss the reason for land reforms and examples of other forms of land ownership in Africa and other parts of the world.

4. Identify method of Implementing land policy instruments and practical approach

**Learning outcome**

At the end of the course, the students should be able to

1. Define land policy

2. Understand the basic concept of Nigerian Traditional Land policies

3. Explain the reason for land reforms and examples of other forms of land ownership in Africa and other parts of the world.

4. Discuss the method of Implementing land policy instruments and practical approach

**Course Content**

Definition of Land Policy, Nigerian Tradition Land policies, social and legal theories of property, the need for a National Land policy, Land policy under land tenure law of 1962 and use Act of 1978. Land reform reason for land reforms, examples of other forms of land ownership arrangements in Africa and other parts of the world. Implementation of land policy

instruments and practical approach.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM408 Estate and Development Finance (2 Units C: LH30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable by assessing the real estate process as a whole, which will inform their understanding of why properties are located where they are. The students will then examine the financing process that facilitates real estate development. To apply their knowledge, the student will build a model from the ground up that includes the sequence of various equity and construction loan draws, including how to reallocate the proceeds, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

With population growth and a finite amount of space on this planet comes a natural expansion of the land we use for human activity, and real estate development is the immediate consequence of this ever-growing human footprint. Most of the time, real estate development is a business in and of itself, with each development decision requiring meticulous economic analysis. Estate Management studentswill start by assessing the real estate process as a whole, which will inform their understanding of why properties are located where they are.

The students will then examine the financing process that facilitates real estate development. To apply their knowledge, the student will build a model from the ground up that includes the sequence of various equity and construction loan draws, including how to reallocate the proceeds.

**Objectives**

The objectives of the course are to:

1. Discuss the important of real estate;

2. Categorise stakeholders in real estate and housing development

3. Explore various technology options for mass housing development

4. Enumerate various sources of finance for real estate development

5. Differentiate between modern and traditional method of real estate finance.

6. List different types of mortgage financing methods

**Learning outcome**

At the end of the course, the students should be able to

1. Explain the important of real estate;

2. Identify stakeholders in real estate and housing development

3. Discuss various technology options for mass housing development

4. Identify various sources of finance for real estate development

5. Differentiate between modern and traditional method of real estate finance.

6. Identify different types of mortgage financing methods

**Course Content**

Importance of real Estate Finance, types of real estate finance i.e. short medium and long term finance, source of estate and development finance, modern and traditional method of real estate finance. Development banks and reasons for establishing them. Studies of some financial institution e.g NACB, NIDB, FMB, and NBCI. Role of insurance companies in real estate Development and investment. Other financial institution reason funds, building societies, mortgage banks saving and loans. Types of mortgage financing methods:- differences between mortgage, lies, pledge, pawn and charge. Types of mortgage- term mortgage Amortizing mortgage, Equity participation. Etc. Mortgage loan amortization- mortgage constant. Loan analysis, Property unit trust, sale and lease back. Consociate fund, Estate account, National Housing Fund. Control and Management of working capital, Capital Budgeting techniques cash flows forecasting.

Real Estate Development process. Loan syndication, real estate taxation. Meaning and purpose of accounting. Income statements and balance sheets. Analysis and interpretation of accounts. The development process. Sources of development capital, budgeting and financial forecasting. The estate development/investment decision. Demand, cost, acceptable return, timing, finance, programme of investment, organization of operations. Sources of finance. Internal funds, consociate capital, short-term funds(bank and trade credit), long-term funds (loan and share capital) building societies, finance institutions, property companies, other private sources, public sources, finance institutions, property companies, other private sources, publicsources, development agencies, securitization and unitization. Criteria for funding and choice of funds.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 431 Portfolio Management and Performance Analysis (2 Units C: LH30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable in **Portfolio Management and Performance Analysis that provides** an ideal opportunity for Estate Management students to update their skills set and improves their technical skills. At the same time graduate of Estate Management may find the array of products and opportunities overwhelming and may welcome the opportunity to be provided with an extensive introduction to financial markets and available techniques for portfolio management, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

**Portfolio Management and Performance Analysis** covers portfolio selection as a problem of constrained utility maximization under conditions of uncertainty; Discussion of the different markets, along empirical evidence for validity theory; activities involved in making selection among alternative financial assets from the viewpoints of individuals and institutional investors. **Portfolio Management and Performance Analysis course** is an ideal opportunity for Estate Management students to update their skills set and improves their technical skills. At the same time graduate of Estate Management may find the array of products and opportunities overwhelming and may welcome the opportunity to be provided with an extensive introduction to financial markets and available techniques for portfolio management.

**Objectives**

The objectives of the course are to:

1. Explain the basic principles of portfolio management;

2. Explain risk analysis in real property investment;

3. Classify all risk associated with property investment

4. Explain performance measurement and evaluation

5. Identify construction of performance indices such as goals achievement matrix

**Learning outcome**

At the end of the course, the students should be able to

1. Define and explain the basic principles of portfolio management;

2. Identify risk analysis in real property investment;

3. Enumerate all risk associated with property investment

4. Describe performance measurement and evaluation

5. Discuss construction of performance indices such as goals achievement matrix

**Course Content**

Risk analysis in real property investment, Nature and attributes of investment, Uncertainty and risk: similarities and dissimilarities, classification of risk associated with property investment, risk elements in property development, portfolio risk-return relationship, benefits of risk reduction and risk diversification, performance measurement and evaluation, construction of performance indices such as goals achievement matrix.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 422: Principles of Property Management (2 Units C: LH30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about the main tenets of administrative operations and maintenance of property and property management activities. The course covers the techniques and approaches for realizing the maximum value of the economic life of a property. Estate Management students also review the tools, skills and legislative responsibilities of providing a profession service to owners and tenants, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

The Principles of Property Management presents the main tenets of administrative operations and maintenance of property and property management activities. The course covers the techniques and approaches for realizing the maximum value of the economic life of a property. Estate Management students also review the tools, skills and legislative responsibilities of providing a profession service to owners and tenants.

**Objectives**

The objectives of the course are to:

1. Explain the basic principles of property management;

2. State the difference in the nature and relationship of landlord and tenant, and how they are formed and sustained;

3. Explain the fundamentals of estate marketing practice; and

4. Identify competence in estate marketing practice through field assignments.

**Learning Outcomes:**

At the end of this course, students should be able to:

1. Define and explain the basic principles of property management;

2. Explain the difference in the nature and relationship of landlord and tenant, and how they are formed and sustained;

3. Describe the fundamentals of estate marketing practice; and

4. Determine competence in estate marketing practice through field assignments.

**Course Content**

Management theory and principles in relation to landed property. Management evolution, principles of management, forecasting, planning, organization, co-ordination, control, motivation, communication. Advanced concepts of land and interests in land (estate). Motives of property ownership, land tenure system in Nigeria, management of private and public estates, estate records. Landlord and tenant relationships, tenancy agreements and obligation of parties. Management of multi-tenanted property. Computerized property management systems - rent reminders, account updates.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 409: Property Development (2 Units C: LH30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about the main tenets of property development and property management activities. The course covers across a range of disciplines around real estate including finance, investment, economics, environmental policy, planning and law. Property development also enables Estate management students to build on previous study and work experience across real estate and related disciplines in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Property development enables Estate management students to build their knowledge across a range of disciplines around real estate including finance, investment, economics, environmental policy, planning and law. Property development also enables students to build on previous study and work experience across real estate and related disciplines.

**Objectives**

The objectives of the course are to:

1. Identify property investment opportunities to grow asset portfolio
2. Explain property valuations and the features of different valuation approaches
3. Identify investors’ goals, evaluate market conditions and the external investment environment and conduct financial analysis.
4. Identify market research, conduct feasibility studies and produce a commercially viable property development plan.

**Learning Outcome**

1. Identify and take advantage of property investment opportunities to grow asset portfolio
2. Classify property valuations and the features of different valuation approaches
3. Identify investors’ goals, evaluate market conditions and the external investment environment and conduct financial analysis.
4. Describe market research, conduct feasibility studies and produce a commercially viable property development plan.

**Course Content**

The use and interpretation of maps, plans and other modes of land use land supply allocations acquisition, land baking, disposal and partnership schemes, land reclamation and building conservation polices practice. Developed of residential, commercial industrial leisure and other properties. The range nature and role of development organizations in the public and private sectors.

The role of professionals and other expense within the planning and development Process. Projects management site property funding, surveys, appraisals and feasibility studies, acquisition, land banking and interim management, sources, methods and criteria of funding development projects, layout and design of Estate and complex development schemes building contact procedures marketing and disposal of completed development.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 410: Research Method (2 Units C: LH30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about cconstruction of hypotheses from casual observations and background knowledge (inductive reasoning) to reasoning out consequences or implications of hypotheses (deductive reasoning) followed by testing of the implications and confirmation or rejection of the hypotheses. Estate Management students also understand integrated use of inductive and deductive reasoning in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Research method starts with the construction of hypotheses from casual observations and background knowledge (inductive reasoning) to reasoning out consequences or implications of hypotheses (deductive reasoning) followed by testing of the implications and confirmation or rejection of the hypotheses. Integrated use of inductive and deductive reasoning is, therefore, the essence of scientific method.

**Objectives**

At the end of this course, the students should be able to:

1. Explain some basic concepts of research and its methodologies

2. Identify appropriate research topics

3. Identify appropriate research problem and parameters

4. Explain project proposal (to undertake a project)

5. Describe conduct research (advanced project) in a more appropriate manner

6. Describe the ability to choose methods appropriate to research aims and objectives

7. Differentiate skills in qualitative and quantitative data analysis and presentation

**Learning Outcome**

1. Identify some basic concepts of research and its methodologies

2. Explain appropriate research topics

3. Define appropriate research problem and parameters

4. Identify project proposal (to undertake a project)

5. Conduct research (advanced project) in a more appropriate manner

6. Demonstrate the ability to choose methods appropriate to research aims and objectives

7. Develop skills in qualitative and quantitative data analysis and presentation

**Course Content**

This course aims at giving the student an opportunity to develop in research techniques and writing skills. The course incorporates the use of elementary statistical analysis in problem solving. The nature, essence and types of scientific enquiry. Research concepts, problems, hypotheses, construct variables extraneous variables.

Data sources and collection questionnaires, observation, interviewing questionnaire and survey design. General principles of questionnaire design. Response errors, control and measurement. Analysis of research data. Validity of experiments, statistical description, Interpretation, Casual models, Index construction, the research reports.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 411: Urban Infrastructure Morphology and Management (2 Units C: LH30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about the main tenets of urban spatial structure concept and its determining factor in developing and shaping an urban, concept and element in urban design, method and urban design process including urban design product. Urban infrastructure morphology and management will train Estate management students about challenges as well as the schools of thought in managing and governing urban infrastructures, which are currently prevalent in modern world, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Urban infrastructure morphology and management will prepare Estate management students to understand the urban spatial structure concept and its determining factor in developing and shaping an urban, concept and element in urban design, method and urban design process including urban design product. Urban infrastructure morphology and management will train Estate management students about challenges as well as the schools of thought in managing and governing urban infrastructures, which are currently prevalent in modern world.

Urban infrastructure management should provide an optimal and coherent approach to managing and expanding your urban infrastructure over the long time. It allows urban infrastructure managers to optimize investment and returns while supporting decision-makers in reconciling short-term pressure and long-term priorities.

**Objectives**

The objectives of the course are to:

1. Identify the project management principles for urban infrastructure
2. Learn the details of urban infrastructure
3. Identify the knowledge needed to tackle challenges of urban infrastructure management
4. Identify the use of modern technologies and timeless principles in urban infrastructure management
5. Describe emerging and existing technologies for improving the level of service in urban infrastructure management.

**Learning Outcome**

1. Explain project management principles for urban infrastructure
2. Discuss the details of urban infrastructure
3. Identify the knowledge needed to tackle challenges of urban infrastructure management
4. Interpret the use of modern technologies and timeless principles in urban infrastructure management
5. Describe emerging and existing technologies for improving the level of service in urban infrastructure management.

**Course Content**

Introduction to public utilities and services; Types of public utilities and services; Ownerships, Regulations and Maintenance of public utilities; Sources of finance for infrastructure provisions; Public-private partnerships (**PPP**) in infrastructure provisions; Types of PPP arrangement in infrastructure provisions; Risk associated with PPP arrangement and Impact of infrastructure on real estate value.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 504: Feasibility & Viability Appraisal II (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable on the need to obtain the best out of one's investment has led to the call for feasibility appraisal. In the bid to ascertain whether a project is worthwhile or not, several techniques are available at the disposal of the appraisers from which the one that meets the investors' objective(s) is chosen. Feasibility & Viability Appraisal will introduce Estate Management students to the fundamental aspects of feasibility study and business proposals generally, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

The need to obtain the best out of one's investment has led to the call for feasibility appraisal. In the bid to ascertain whether a project is worthwhile or not, several techniques are available at the disposal of the appraisers from which the one that meets the investors' objective(s) is chosen. Feasibility & Viability Appraisal will introduce Estate Management students to the fundamental aspects of feasibility study and business proposals generally. It also includes Sources of Information for Feasibility Studies, Generating Data for Feasibility Studies, Business Description, Location or Siting of Business, Technical Analysis, Market Analysis and Marketing Plan, Defining Marketing Strategies, Business Plan Implementation, Financial Analysis, Financing Plan, Preparing Business Proposals, and Writing a Loan Proposal.

**Objectives**

The objectives of the course are to:

1. Describe feasibility and viability studies in relation to proposed developments and comprehensive development appraisals;

2. Identify basic Project Management tasks including project planning; and

3. Explain human resources management in complex development projects.

**Learning Outcomes:**

At the end of this course, students should be able to:

1. Carry out feasibility and viability studies in relation to proposed developments and comprehensive development appraisals;

2. Explain basic Project Management tasks including project planning; and

3. Discuss human resources management in complex development projects.

**Course Contents**

Nature of investment projects: identification and preparation. Application of modern appraisal techniques – discounted cash flow, internal rate of return and net present value, sensitivity analysis, cost-benefit analysis. Principles and techniques of investment appraisal and application to property. Pick and uncertainty in valuation. Effects of taxation and inflation. Estate surveyor as an adviser on investments, property development scheme, property investment markets. Procedure and methods of assessing economic demand for a particular project. Principal sources of finance for funding development, including techniques of direct property financing. Investment decision process. Examination of projects from investment point of view. Sources of information:

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-Esm513 Plant and Machinery Valuation (3 Units C: LH 30; PH 15)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about valuation of machinery, plant and equipment, which is a specialized field that requires both a fundamental understanding of valuation and in-depth knowledge of specific assets. The valuation of machinery, plant and equipment is intended for estate management students who need to understand the basics of machinery, plant and equipment, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

The valuation of machinery, plant and equipment is a specialized field that requires both a fundamental understanding of valuation and in-depth knowledge of specific assets. The valuation of machinery, plant and equipment is intended for estate management students who need to understand the basics of machinery, plant and equipment, as well as technical or engineering experts who require knowledge on valuation foundations.

**Objectives**

The objectives of the course are to:

1. Explain plant and machinery as estate in land and chattels

2. Enumerate the purpose of plants and machinery valuation;

3. Explain the methods of plant and machinery valuation

4. Explain the content of plant and machinery valuation.

5. Prepare report and proof of evidence for plant and machinery valuations in Nigeria.

**Learning Outcomes:**

At the end of this course, students should be able to:

1. Define plant and machinery as estate in land and chattels

2. Identify the purpose of plants and machinery valuation;

3. Describe the methods of plant and machinery valuation

4. Clarify the content of plant and machinery valuation.

5. Prepare report and proof of evidence for plant and machinery valuations in Nigeria.

**Course Contents**

Definition of plants and machinery as estate in Land, as chattels etc. Purpose of plants and machinery valuation-open market valuation insurance, sale, purchases; take over and mergers, privatization and commercialization, rating and taxation, mortgage balance sheet, compensation etc. Basic of plant and machinery valuation: existing use value alternative use value, going concerns, etc. Methods of plant and machinery valuation. Cost profit and comparison approaches. Valuation process; Referencing: inventory and schedule comparison approaches Valuation Process: Referencing: Inventory and schedule compilation. Depreciation of plant and machinery for valuation purposes methods, factors, procedure and problems. Knowledge content of plant and machinery valuation. Preparation of Report and proof of Evidence for plant and machinery valuations in Nigeria.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM 514: Land Use and Resource Management II (2 Units C: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about land resources and factors impacting on their management, including principles of sustainable land use, the processes of land degradation (physical, chemical and biological), control of land degradation and practical development of land management plans, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Land use management is multifaceted. While in the past it referred mainly to arable farming and crop production, it includes nowadays many other uses liking housing, urban and industrial development, infrastructure and roads, recreation and leisure, mining, nature conservation, landscaping, etc. Estate Management Students will develop an understanding of land resources and factors impacting on their management, including principles of sustainable land use, the processes of land degradation (physical, chemical and biological), control of land degradation and practical development of land management plans. A feature of this course is the examination of environmental, economic and social consequences of the use of land for agriculture and other purposes.

**Objectives**

The objectives of the course are to:

1. Define the theories and practices of land resources governance, planning, development, utilization and forecasting and appraisals and management;

2. State predictions and assessments of impacts of land development projects on the environment media and the purpose of Environmental Impact Assessment; and

3. Identify data for policy formulation on land resources allocation, development, utilization and maintaining a balance in the ecosystem.

**Learning Outcomes:**

At the end of this course, students should be able to:

1. Explain the theories and practices of land resources governance, planning, development, utilization and forecasting and appraisals and management;

2. Describe predictions and assessments of impacts of land development projects on the environment media and the purpose of Environmental Impact Assessment; and

3. Discuss data for policy formulation on land resources allocation, development, utilization and maintaining a balance in the ecosystem

**Course Contents**

Land Resources. Human settlement and land use in Nigeria. Evolution growth structure and pattern of human settlement. Proprietary land capital and income. Obsolescence and urban renewal. Relocation problems. Economic forces that influence land uses, through succession of land uses and the competition between uses which are evident in the operation of the land market. Economics of land uses in non-market societies. Urban land use and location. Development of the theory of location, economics of location. Land uses and land values, patterns of urban land use. Man-land relationship. Economic and legal concept of land.

Rural and urban land uses and theory of allocation. Population pressure and supply and demand for land resources. Urban growth theories: theory of highest and best uses, competition and competing uses. Proprietary land structure in Nigeria. Economic returns to land resources, property values and real estate market, property rights in land resource’s location of theory and land uses. Acquisition and transfer of rights. Leasehold system. Property market and estate investment. Estate development. Public control of land use. Land reform, reform objective and methods. Capital costs and rental income. Urban transportation: problems involved in traffic congestion. Theories on road pricing. Transport-land use in Nigeria. Conservation of land resources. National land policy: relative instruments and empirical guidance. Taxation of landed property. Urban environmental pollution management. Use of economic criteria in public investment and planning.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM508: Environmental Impact Assessment (2 Units C: LH 15; PH 45)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about Environmental Impact Assessment, which aimed to identify, predict, evaluate and mitigate the biophysical, social and other relevant effects of project proposals before making major project decisions or commitments. The EIA involves a systematic process for identifying, predicting and evaluating potential effects or impacts associated with a new development project, plan, program or legislative action. EIA will help Estate Management students in decision making before certain projects, programs or policy decisions are made in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Environmental Impact Assessment aims to identify, predict, evaluate and mitigate the biophysical, social and other relevant effects of project proposals before making major project decisions or commitments. The EIA involves a systematic process for identifying, predicting and evaluating potential effects or impacts associated with a new development project, plan, program or legislative action. EIA will help Estate Management students in decision making before certain projects, programs or policy decisions are made. Environmental Impact Assessment can be described as a decision-making tool, a legislative instrument and a formalized environmental management process. It exists to enable precautionary measures to be incorporated into project and policy planning for the protection of environmental and human systems. EIA allows Estate Management students to determine the potential impacts of development on environmental quality, social well-being and regional economies.

**Objectives**

The objectives of the course are to:

1. Identify the basic steps involved in EIA process;

2. Enumerate the techniques and skills of conducting EIA;

3. Discuss EIA legal framework;

4. Explain the role of EIA in achieving the goals of environmental management; and

5. Identify the challenges of EIA practice in the developing countries and way forward.

**Learning Outcomes**

At the end of this course, students should be able to:

1. Indicate the basic steps involved in EIA process;

2. Examine techniques and skills of conducting EIA;

3. Describe EIA legal framework;

4. Identify the role of EIA in achieving the goals of environmental management; and

5. Identify the challenges of EIA practice in the developing countries and way forward.

**Course Contents**

Environmental impact of human actions. Response of society to environmental changes. Bio-geophysical and socio-economic impacts. Administrative procedures in planning/decision making of environmental impact assessment (EIA). Contents of EIA. Methods for identifying, predicting and interpreting impacts/effects and inspection procedures. Conceptual framework for EIA using simultaneous models and policy analysis. Socio-economic methods or EIA with respect to current socio-economic environment and methods for deriving impacts.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM509 Introduction to Legal Drafting (2 Units E: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about Legal Drafting, which aimed to identify and examine legal and legislative drafting, legal writing, and interpretation of statutes, wills, codicil and customary conveyancing. It is advisable that Estate Management students should be familiarized with the laws, common terminologies and concept, rules and techniques of drafting as you will come across them frequently as the learning progress, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

### Overview

### Introduction to legal drafting is designed to expose Estate Management students to some key aspect of legal drafting. Attempt has been made to identify and examine legal and legislative drafting, legal writing, and interpretation of statutes, wills, codicil and customary conveyancing. It is advisable that Estate Management students should be familiarised with the laws, common terminologies and concept, rules and techniques of drafting as you will come across them frequently as the learning progresses. This is to ensure that the students are better equip to handle legal drafting and conveyancing problems, make their draft readable and to avoid being liable for professional negligence.

**Objectives**

The objectives of the course are to:

At the completion of the course, you should be able:

1. Identify the relevance of English language in drafting legal document in Nigeria.

2. Explain the rules and techniques of drafting.

3. Explain official letter, memo, legal opinion and report writing

4. Describe legislative drafting and identify the challenges of drafting.

5. Explain interpretation of statutes

6. Explain will and codicil

7. Identify customary conveyancing and its various modes.

**Learning Outcome**

1. Describe the relevance of English language in drafting legal document in Nigeria.

2. Discuss the rules and techniques of drafting.

3. Interpret official letter, memo, legal opinion and report writing

4. Explain legislative drafting and identify the challenges of drafting.

5. Explain interpretation of statutes

6. Interpret will and codicil

7. Discuss customary conveyancing and its various modes.

**Course content**

Introduction to Drafting and Conveyancing; Applicable laws; Five Stages of using the check

listing method; taking and understanding instructions; composition; habits to avoid; accuracy and clarity; sentences and paragraphs; letter writing; drafting process; deeds and power of attorney, lease and tenancy agreements; contracts and memorandum of understanding and association.

**BAYERO UNIVERSITY KANO (BUK)**

**ENVIRONMENTAL SCIENCES**

**ESTATE MANAGEMENT**

**BSC ESTATE MANAGEMENT**

**BUK-ESM510 Advance Housing Studies (2 Units E: LH 30)**

**Senate-approved relevance**

Training of high-quality graduates who are highly skilled and knowledgeable about advanced housing studies explores the links between housing and households, including the complex process of how people sort themselves into houses and neighborhoods. It covers the choices that households make, why these choices are made, and the constraints faced in achieving housing aspirations, with a particular focus on the contemporary difficulties facing young adults and those unable to buy a house despite a reasonable income, in line with BUK’s mission to address African development challenges in producing graduates in estate management.

**Overview**

Advanced housing studies explores the links between housing and households, including the complex process of how people sort themselves into houses and neighborhoods. It covers the choices that households make, why these choices are made, and the constraints faced in achieving housing aspirations, with a particular focus on the contemporary difficulties facing young adults and those unable to buy a house despite a reasonable income. Estate Management students will find this an invigorating read on how housing markets operate and the role of individual decisions about homeownership and residential space.

**Objectives**

The objectives of the course are to:

1. Analyze residential decisions and choices using the concept of the life course.  
2. Explain tenure choice, affordability and social housing, as well as how neighborhoods matter in urban studies  
3. Identify what is known about how the housing market operates, and how families and individuals engage with the process of becoming homeowners.  
4. Describe new information on the urban housing environment in a time of rising inequality, low income growth and extensive regulation in the housing market.

**Learning Outcome**

1. Explain the concept of the life course to analyze residential decisions and choices  
2. Discuss tenure choice, affordability and social housing, as well as how neighborhoods matter in urban studies  
3. Describe what is known about how the housing market operates, and how families and individuals engage with the process of becoming homeowners.  
4. Identify new information on the urban housing environment in a time of rising inequality, low income growth and extensive regulation in the housing market.

**Course content**

The course will advance earlier knowledge in basic course in housing and urban renewal techniques. Key concepts in housing provision, design finance, construction and management will be studied in relation to typical housing areas.