

# **HRODC Postgraduate Training Institute**

## **A Postgraduate-Only Institution**

**019**

**Conveyancing and Property Valuation  
Course or Seminar**

**Leading To:**

**DIPLOMA – POSTGRADUATE IN**  
*Conveyancing and Property Valuation (Double Credit)*  
*Accumulating to*

**POSTGRADUATE DIPLOMA**  
**Progressing To A Masters Degree –**  
***MBA – MSc - MA***

**Course Co-ordinator:**

**Prof. Dr. R. B. Crawford – Director of HRODC Ltd. and Director of HRODC Postgraduate Training Institute, A Postgraduate-Only Institution. He has the following Qualifications and Affiliations:**

- Doctor of Philosophy {(PhD) (University of London)};
- MEd. Management (University of Bath);
- Advanced Dip. Science Teacher Ed. (University of Bristol);
- Postgraduate Certificate in Information Systems (University of West London, formerly Thames Valley University);
- Diploma in Doctoral Research Supervision, (University of Wolverhampton);
- Teaching Certificate;
- Fellow of the Institute of Management Specialists;
- Human Resources Specialist, of the Institute of Management Specialists;
- Member of Academy of Management (MAoM), within the following Management Disciplines:
  - Human Resources;
  - Organization and Management Theory;
  - Organization Development and Change;
  - Research Methods;
  - Conflict Management;
  - Organizational Behavior;
  - Management Consulting;
  - Gender & Diversity in Organizations; and
  - Critical Management Studies.
- Member of the Asian Academy of Management (MAAM);
- Member of the International Society of Gesture Studies (MISGS);
- Member of the Standing Council for Organisational Symbolism (MSCOS);
- Life Member of Malaysian Institute of Human Resource Management (LMIHRM);
- Member of ResearchGate Community;
- Member of Convocation, University of London;
- Professor HRODC Postgraduate Training Institute.

**Prof. Crawford was an Academic at:**

- University of London (UK);
- London South Bank University (UK);

- University of Greenwich (UK); and
- University of Wolverhampton (UK).

### **For Whom This Course is Designed This Course is Designed For:**

- Real Estate Agents,
- Real Estate Managers,
- Venture Capitalists,
- Property Investors,
- Real Estate Developers,
- Mortgage Lenders;
- Fund holders;
- Bankers;
- Property Valuers;
- Mortgage Advisors.

**Duration:10Days**

**Cost: £10,000.00Per Delegate**

#### **Please Note:**

- V.A.T. (Government Tax) does not apply to Corporate Sponsored Individuals, taking Programmes or Courses in any location - within or outside the UK.
- It applies only to Individuals and Corporations based in the UK and to Non-UK Individual Residents taking courses in the UK.

#### **Cost includes:**

- Free Continuous snacks throughout the Event Days;
- Free Hot Lunch on Event Days;
- Free City Tour;
- Free Stationery;
- Free On-site Internet Access;
- Diploma – Postgraduate –in **Conveyancing and Property Valuation**; or
- Certificate of Attendance and Participation – if unsuccessful on resit.

## **HRODC Postgraduate Training Institute's Complimentary Products include:**

1. HRODC Postgraduate Training Institute's **Leather Conference Folder**;
2. HRODC Postgraduate Training Institute's **Leather Conference Ring Binder/ Writing Pad**;
3. HRODC Postgraduate Training Institute's **Key Ring/ Chain**;
4. HRODC Postgraduate Training Institute's **Leather Conference (Computer – Phone) Bag** – Black or Brown;
5. HRODC Postgraduate Training Institute's **8GB USB Flash Memory Drive**, with Course/ Programme Material;
6. HRODC Postgraduate Training Institute's **Metal Pen**;
7. HRODC Postgraduate Training Institute's **Polo Shirt**.

**Daily Schedule:** 9:30 to 4:30 pm.

**Location:** **Central London and International Locations**

## **Conveyancing and Property Valuation Leading to Diploma-Postgraduate in Conveyancing and Property Valuation**

### **Course Objectives**

By the conclusion of the specified learning and development activities, delegates will be able to:

- Distinguish between a basic survey and a full structural survey;
- Determine when a full structural survey is necessary;
- Argue on the cost effectiveness of a structural survey;
- Detail the factors that should be taken into account when conducting a commercial property valuation;
- Relate the pertinent factors in private property valuation;
- Accurately conduct an on-the spot commercial property valuation, taking pertinent factors into account;
- Conduct a property valuation of a private property, with at least 80% accuracy;
- Incorporate the notion of 'market value' in property valuation;
- Uncover likely deceptive issues that influence property valuation;

- Take a scientific approach to property inspection;
- Provide an objective view of the result of a property inspection;
- Take a holistic approach to property marketing;
- Develop a general strategy towards property marketing;
- Devise tactics for marketing specific properties;
- Demonstrate their understanding of how a local Property Registry operates;
- Demonstrate their understanding of function of the National Land Information Service;
- Demonstrate a working knowledge of the function and operation of a National Property Registry;
- Suggest whether the Scottish 'Blind-Bidding System' averts the practise of Gazumping.

## **Conveyancing and Property Valuation Module 1**

### **Property Valuation and Conveyancing: Accommodation Types, Rentcharges, Ground and Park Rent**

#### **Course Contents, Concepts and Issues**

#### **Part 1: Contextualising Conveyancing and Property Valuation: Titles, Deeds, Searches, Abstracts, Plans and Rights**

- Exploring the Context of Conveyancing;
- The Conveyancing Process as a Legal Transfer of Ownership;
- Conveyancing for Residential and Commercial Properties;
- Property Title or Deed: Evidence of Property Ownership;
- Property Title;
- Property Deeds;
- Title Searches;
- Title Searchers;
- Title Deeds;
- Title as a Property Interest;
- Title Register;
- Title Plan;
- Title Abstractors;

- Title Abstracts;
- Professional Indemnity Insurance;
- Surface Rights;

## **Part 2: Living Accommodation: Their Categories and Tenure**

- Different Types of Living Accommodation:
- Leasehold and Freehold Properties: A Generalised Distinction;
- Leasehold Properties: Their Creation and Ownership Implications;
- Provisions of the *Commonhold and Leasehold Reform Act 2002*.

## **Part 3: Rentcharges, Ground Rent and Park Rent in England and Wales**

- Rentcharges or Chief Rents;
- Rentowners;
- The Inception of Rentcharges;
- Rentcharges and the Charge Register;
- Provisions of the *Rentcharges Act 1977*;
- Problems with Rentcharges;
- Individual and Several Liability for Rentcharges;
- Informal Apportioning of Rentcharges;

## **Part 4: International Electronic Conveyancing (E-Conveyancing)**

- The Birth of International Electronic Conveyancing;
- E-Conveyancing in England and Wales;

## **Part 5: Property Valuation: Pertinent Issues**

- Conveyancing Practices: An International Perspective;
- Factors Affecting Property Valuation:
- Property Inspection.
- UK Energy Efficiency Requirement (2018).

**Conveyancing and Property Valuation**  
**Module 2**  
**Residential and Commercial Properties: Surveys, Pre-Conveyancing and**  
**Pre-Purchase Issues, Property Sales Practices, and Commercial**  
**Property Types**

**Course Contents, Concepts and Issues**

**Part 6: Property Surveys: Their Types and Importance**

- Why Surveys?
- Types of Survey and Their Imperative;
- Basic Valuation Survey;

**Part 7: Pre-Conveyancing Checks**

**Checklist for The Purchaser**

- Details of Vendor;
- Items Included in Sale;
- Purchase of Part;
- Structure/Survey Results;
- Property Insurance.

**Checklist for The Vendor**

- Purchaser's Finance;
- Outgoings;
- Body Corporate/Trustee;

**Part 8: Conveyancing Pre-Purchase Issues**

- Joint Tenancy and Tenants In-Common;
- Property Value Determination;
- Property Location – International;
- Developmental Potential - Planning Rules;

## **Part 9: Property Sale: Practices and Problematic Issues**

- The Former Home Information Packs (HIPS) – England and Wales;
- Property Purchase Offers;
- Offer Acceptance;

### **The Seller-Buyer Contract in Property Sale**

- Contract Negotiation and Gazundering;
- The Practice of Gazumping;

### **Property Sale Practices: Process and Associated Issues**

- Property Sale: Influencing Factors;
- The Scottish Blind Bidding System of Property Sale;

## **Part 10: UK Commercial Properties: Their Taxes, Classifications Implications for Business Operators**

- UK Business Rates;
- Capital Gains Tax;
- Class A1. Shops;
- Class A2. Financial and Professional Services;

### **Service Contract, incorporating Terms and Conditions**

**Click, or copy and paste the URL, below, into your Web Browser, to view our Service Contract, incorporating Terms and Conditions.**

[https://www.hrodc.com/Service\\_Contract\\_Terms\\_and\\_Conditions\\_Service\\_Details\\_Delivery\\_Point\\_Period\\_Cancellations\\_Extinuating\\_Circumstances\\_Payment\\_Protocol\\_Location.htm](https://www.hrodc.com/Service_Contract_Terms_and_Conditions_Service_Details_Delivery_Point_Period_Cancellations_Extinuating_Circumstances_Payment_Protocol_Location.htm)

The submission of our application form or otherwise registration by of the submission of a course booking form or e-mail booking request is an attestation of the candidate's subscription to our Policy Terms and Conditions, which are legally binding.

**Prof. Dr. R. B. Crawford - Director HRODC Postgraduate Training Institute**