

UNIVERSITY OF NAIROBI

DEPARTMENT OF REAL ESTATE

HISTORY OF THE DEPARTMENT OF REAL ESTATE

The Department of Real Estate has been in existence under different names since 1956 when the Royal College (presently University of Nairobi) was established. During the period 1956 – 1966 the Department was called Department of Land Development and was under the Faculty of Commerce. In 1967 undergraduate programmes commenced and the first students were admitted into the Bachelor of Arts in Land Economics and Bachelor of Arts in Building Economics. The programme took three years and the first group graduated in 1970. In 1970 the Faculty of Architecture, Design and Development (FADD) was formed with Department of Land Development as part of the Faculty.

The Department of Land Development existed until 1991 when it was split into Departments of Building Economics & Management and Land Development. These Departments existed until 2005.

In 2005 there was a University schools' restructuring. This saw the creation of the School of the Built Environment and the merger of the Departments of Land Development and Building Economics and Management into the Department of Real Estate and Construction Management.

In December 2019, the Department of Real Estate and Construction Management was split again to form the present Department of Real Estate and the Department of Construction Management and Quantity Surveying.

1.2 HISTORY OF THE PROGRAMMES

From 1956 to 1966 the academic programmes that were offered were those of a British professional body, The Royal Chartered Institute of Surveyors (RICS). The first degree programmes in the Department were Bachelor of Arts in Land Economics and Bachelor of Arts in Building Economics that admitted their first students in 1967. The training led to the production of Valuation and Quantity Surveying professions (Valuers and Quantity Surveyors).

Around 1984 the Department of Land Development introduced a Master of Arts degree in Housing Administration and a Master of Arts in Building Management.

In 1999 the Department of Land Development introduced a Certificate course in Estate Agency this has since been upgraded into a Diploma which targets self-sponsored students. In the same year the Department of Land Development introduced a Master of Arts in Valuation & Property Management with the first class of this programme graduating in 2001.

In 2006, the Bachelor of Arts in Building Economics was reviewed to become the current Bachelor of Quantity Surveying. The first group of this programme graduated in 2010. In 2007 a new degree program, the Bachelor of Construction Management, (BCM) was introduced with the first group graduating in 2011.

The Bachelor of Arts in Land Economics degree was reviewed in 2006 into the current Bachelor of Real Estate (BRE) with the first class being admitted in 2009 and graduating in 2013.

In 2012, the Department in conjunction with the Ministry of Housing introduced a Postgraduate Diploma in Housing Administration and the first group of 37 students completed the programme and were conferred with their diplomas in 2013.

The Department of Real Estate offers the following programmes:

1. Diploma in Estate Agency and Property Management
2. Bachelor of Real Estate
3. Postgraduate Diploma in Housing Administration (offered in 2012/2013)
4. Master (in Valuation and Property Management)
5. Master (in Housing Administration)
6. Doctor of Philosophy in Land Economics

DIPLOMA IN ESTATE AGENCY AND PROPERTY MANAGEMENT

ADMISSION REQUIREMENTS

Applicants must satisfy the minimum entry requirements for the admission into the University of Nairobi diploma programmes. In addition, the applicants must possess the following qualifications.

- i. **KCSE** certificate with a minimum aggregate of C or equivalent with minimum passes at C in Mathematics and English,
- ii. **KCE** certificate with a minimum grade of Division II and credits in Mathematics and English or Division III plus a certificate or an equivalent professional training.
- iii. **KACE** qualification with a minimum of one (1) principal pass, or equivalent.
- iv. A holder of a **Diploma** or an equivalent qualification from an institution recognised by Senate
- v. Holder of a degree from the University of Nairobi or any other Institution recognised by Senate.

Regulations for Credit Transfers

- (i) Applicants may transfer credits for similar course units taken in other institutions recognised by the Senate.
- (ii) Transfers of credits may be allowed only for a maximum of one-third of the taught course units and there will be no transfer or exemption for research projects.

COURSES/UNITS OFFERED FOR THE PROGRAMME

Semester 1

Code	Description	Contact Hours
BLE 011	Economics of Land Use	45 Hours
BLE 013	Elements of Law	45 Hours
BLE 015	Nature and Principles of Real Property	45 Hours

BLE	017	Building Construction and Services	45 Hours
BLE	019	Research Methods	45 Hours

Semester 2

Code	Description	Contact Hours	
BLE	012	Estate Agency and Management	45 Hours
BLE	014	Principles of Valuation	45 Hours
BLE	016	Principles of Land Management	45 Hours
BLE	018	Computer Applications in Estate Agency and Property Management	45 Hours
BLE	020	Research Project	45 Hours
Total Number of Hours		<u>450 hours</u>	

DIPLOMA IN ESTATE AGENCY AND PROPERTY MANAGEMENT

	Fee Structure	KShs.
1	Registration	1,000.00 per annum
2	ID Card	500.00 per annum
3	Caution	5,000.00 once
4	Computer	5,000.00 per annum
5	Examination	5,000.00 minimum
6	Medical	5,000.00 per annum
7	Library	2,000.00 per annum
8	Project Fees	2,000.00 per annum
9	Student Organisation Fee	1,000.00 per annum
10	Activity	2,000.00 per annum
11	Tuition Fee	10,000 per unit
	Total No. Units	10 units
	Total Fees	129,500.00

Fees can be paid in 2 instalments:

First one at the beginning of the course - KShs. 79,500.00

Second one at the beginning of second semester - KShs. 50,000.00

BACHELOR OF REAL ESTATE

ADMISSION REQUIREMENTS

Applicants must satisfy the minimum University of Nairobi General Admission criteria as provided for under statute XXII. In addition, applicants with the following qualifications will be eligible for consideration for admission into the degree programme:

- (a) **K.C.S.E. Applicants or Equivalent**: Mean Grade C+ with a minimum of grade C+ in the following subject clusters:
- Cluster I:** Mathematics
 - Cluster II:** English or Kiswahili
 - Cluster III:** Physics or Chemistry or Biology or Accounts or Commerce or Economics
 - Cluster IV:** Geography or Agriculture or History or Building Construction or Drawing and Design or Woodwork;
- (b) **KACE ('A' Level) Applicants or Equivalent**: Two Principal Passes in any one of the following subjects: Economics, History, Geography, Commerce, or any other relevant subject, and a credit pass in the English language and Mathematics at KCE level or equivalent.
- (c) **Diploma Holders**: Kenya National Examinations Council (KNEC) Diploma or its equivalent in: Building Construction, Architectural Studies, Land Surveying and Civil Engineering; or Diploma in Estate Agency and Property Management from University of Nairobi or any other institution of higher learning recognized by the University of Nairobi Senate.
- (d) **Degree Holders**: A holder of a University degree or its equivalent from a recognized University in the following areas: Architecture, Engineering, Design, Economics, Quantity Surveying, Construction Management, Commerce, Building Economics and Planning.

Credit Transfer and Exemptions

- (a) A candidate seeking a credit transfer for any course or courses shall send a formal application on the prescribed forms to the Academic Registrar through the normal university procedures attaching relevant documents.
- (b). No exemption shall be considered for Diploma, studios/portfolios and research project. Exemptions shall not exceed 1/3 of the total number of course units. For a course to be considered for exemption a candidate should have attained a Credit at Higher Diploma or in a Degree and it shall not apply to the last two years of study. Exemptions and credit transfers shall be governed by guidelines and regulations of the University of Nairobi.

COURSES/UNITS OFFERED FOR THE PROGRAMME

FIRST YEAR FIRST SEMESTER

CODE	COURSE	CONTACT HRS
BRE 101	Physical Environment	45
BRE 103	Real Estate Statistics I	45
BRE 105	Microeconomics	45
BRE 107	Architectural Drawing and Design	60
BRE 109	Environmental Science	45
BRE 111	Elements of Law and Government	45
BRE 113	Environmental Building Services	45
CCS 001	Communication Skills	45
TOTAL		375 Hours

SECOND SEMESTER

CODE	COURSE	CONTACT HRS
BRE100	Real Estate Statistics II	45
BRE 102	Macroeconomics	45
BRE 104	Building Technology I	60
BRE 106	Introduction to Computing	45
BRE 108	Law of Contract and Tort	45
BRE 110	Mathematics for Real Estate	45
CCS 007	Science and Technology in Development	45
CCS 010	HIV/AIDS	45
TOTAL		375 Hours

**SECOND YEAR
FIRST SEMESTER**

CODE	COURSE	CONTACT HRS
BRE 201	Introduction to Land Surveying	45
BRE 203	Microeconomic Theory	45
BRE 205	Building Technology II	45
BRE 207	Law of Real Property	45
BRE 209	Business Law	45
BRE 211	Principles of Agriculture and Forestry	45
BRE 213	Elements of Urban and Regional Planning	45
TOTAL		315 Hours

SECOND SEMESTER

CODE	COURSE	CONCTACT HRS
BRE 200	Agricultural Economics and Management	45
BRE 202	Principles of Valuation	45
BRE 204	Macro-economic Theory	45
BRE 206	Building Materials and Finishes	45
BRE 208	Land Economics I	45
BRE 210	Principles of Management	45
BRE 212	Property and Infrastructure Development	45
TOTAL		315 Hours

THIRD YEAR

FIRST SEMESTER

CODE	COURSE	CONTACT HRS
BRE 301	Applied Valuation I	45
BRE 303	Principles of Accounting and Financial Management	45
BRE 305	Natural Resource Economics	45
BRE 307	Land Administration and Information Systems	45
BRE 309	Investment Appraisal and Analysis	45
BRE 311	Land Economics II	45
BRE 313	Entrepreneurial Studies	45
TOTAL		315 Hours

SECOND SEMESTER

CODE	COURSE	CONTACT HRS
BRE 300	Land Taxation	45
BRE 302	Environmental Impact Assessment and Audits	45
BRE 304	Value and Risk Management	45
BRE 306	Contracts and Procurement of Real Estate Services	45
BRE 308	Real Estate Finance	45
BRE 310	Project Management Theory and Practice	45
BRE 312	Research Methods	45
TOTAL		315 Hours

THIRD TERM

BRE 314	Industrial Attachment	8 Weeks (320 Hours)
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**FOURTH YEAR
FIRST SEMESTER**

CODE	COURSE	CONTACT	HRS
BRE 401	Information Communication Technology in Real Estate	45	
BRE 403	Property and Facilities Management	45	
BRE 405	Applied Valuation II: Plant and Machinery	45	
BRE 407	Property Maintenance	45	
BRE 409	Property Marketing and Agency	45	
BRE 410/411	Research Project	90	
TOTAL			315 Hrs

**FOURTH YEAR
SECOND SEMESTER**

CODE	COURSE	CONTACT	HRS
BRE 400	Professional Practice & Ethics	45	
BRE 402	Property Dispute Resolution	45	
BRE 404	Housing Economics and Administration	45	
BRE 406	Land Management and Policy Studies	45	
BRE 408	Applied Valuation III: Valuation of Natural Resources	45	
BRE 410/411	Research Project	90	
TOTAL			315 HOURS

DEPARTMENT OF REAL ESTATE
MODULE II FEES STRUCTURE
BACHELOR OF REAL ESTATE

YEAR	No. of Units	Semester I	Semester II	Total
I	16	Kshs.127,500.00	96,000.00	223,500.00
II	14	109,500	84,000	193,500.00
III	14	109,500	84000	193,500.00
IV	14	133,500.00	60,000.00	193,500.00

*THE TUTION FEE FOR BACHELOR DEGREE COURSES IS KSHS. 12,000/= PER UNIT

NOTE

1 Foreign students to add 25% on all items

2 **FURTHER INFORMATION CAN BE OBTAINED IN UNIVERSITY OF NAIROBI WEB**

OTHER CHARGES

First Year - Semester I

Second-Fourth Year-Sem II

Medical/Year	5,000.00	Medical/Year	5,000.00
Computer/Year	5,000.00	Computer/Year	5,000.00
Library/Year	2,000.00	Library/Year	2,000.00
Registration./Year	1,000.00	Registration/Year	1,000.00
ID Card/Year	500.00	ID Card/Year	500.00
Project/Year	2,000.00	Project/Year	2,000.00
Activity/Year	2,000.00	Activity/Year	2,000.00
Field Exc/Year	2,000.00	Field excursions/Year	2,000.00
Exam/Year	5,000.00	Exam/Year	5,000.00
Caution-once	5,000.00		
student union fee	1,000.00		

EXAMINATION REGULATIONS

A candidate who:

(a) Obtains an aggregate mark between 30% and 39% inclusive and has failed in not more than an equivalent of nine (9) course units or

(b) Fails in a supplementary examination

Shall, on the recommendation of the School board of Examiners and approval by the Senate, be required to repeat the year of study and attend classes in the failed unit(s) and take the examination the failed course units at the next Ordinary University Examination.

(g). A candidate who:

(a) Has failed in more than an equivalent of 9 course units, or

(b) Has failed in any course unit after 4 attempts or

(c) Has failed to take prescribed examinations without good cause or

(d) Has failed to re-submit a revised portfolio/project.

Shall on recommendation by the School Board of Examiners and approval by Senate be

DISCONTINUED from the degree programme.

MASTER OF ARTS IN VALUATION AND PROPERTY MANAGEMENT

ADMISSION REQUIREMENTS

3.1 Minimum Admission Requirements

The Common Regulations for the Master's Degree in All Faculties of the University of Nairobi shall be applicable except where otherwise stated in these regulations.

The following shall be eligible for admission into the Master of Real Estate Economics degree.

- 1) Holders of at least an Upper Second Class Honours Degree in Real Estate or Land Economics from the University of Nairobi or an equivalent qualification from a university recognized by Senate.
- 2) Holders of at least an Upper Second Class Honours Degree in Building Economics, Quantity Surveying, Construction Management, Architecture or Engineering from the University of Nairobi or an equivalent qualification from a university recognized by Senate.
- 3) Holders of Lower Second Class Honours Degree from the University of Nairobi, or its equivalent from a university recognized by the University of Nairobi Senate in areas specified in (1&2) above plus two years of work, research or teaching experience in real estate or related field.
- 4) Holders of Lower Second Class Honours or a Pass Degree in areas specified in (1 & 2) above with a Post-graduate Diploma from the University of Nairobi, in the relevant area, or its equivalent from a university recognized by the University of Nairobi Senate.
- 5) Holders of a Pass Degree in areas specified in (1&2) above plus five years' experience in the relevant area.

3.2 Regulations for Credit Transfers

- 1) An applicant shall be allowed to transfer or be exempted in no more than one third of the total of taught courses. Common regulations of the University of Nairobi for transfer or exemptions shall apply.
- 2) The point of entry into the programme for candidates shall be approved by Senate on recommendation of the Board of the School of the Built Environment and shall be based on the qualifications of the candidate.
- 3) An applicant seeking exemption shall apply through the Dean of the School of the Built Environment to the Director of the Graduate School, indicating the course units and supported by relevant documents.
- 4) Application for exemptions shall be considered only after an applicant has paid an exemption fee.

COURSE OUTLINE

The course comprises 16 compulsory course units and a research project as listed below.

6.1 First Year of Studies

Candidates shall be required to take six courses in the First Semester, and five courses in the Second Semester

(i) Semester 1

BLE 501	Research Methods
BLE 503	Property Development
BLE 507	Computer Application in Valuation and Property Management
BLE 509	Urban Economics and Management
BLE 511	Land Management

(ii) Semester 2

BLE 500	Valuation of Natural Resources	45 Hours
BLE 502	Financial Management in Real Estate	45 Hours
BLE 504	Property Management	45 Hours
BLE 506	Property Portfolio Investment	45 Hours
BLE 508	Environmental Impact Assessment	45 Hours

6.2 Second Year of Studies

Candidates shall be required to take five written courses in the First Semester, and undertake a research project to be examined at the end of Second Semester.

(i) Semester 1

BLE 600	Professional Practice	45 Hours
BLE 601	Property Agency and Marketing	45 Hours
BLE 602	Valuation of Equipment, Furniture and Fittings	45 Hours
BLE 603	Risk Management and Loss Adjustment	45 Hours
BLE 604	Arbitration and Conflict Management in Real Property	45 Hours

(i) Semester 2

BLE 605 Research Project

225 Hours

EXAMINATION REGULATIONS

- i) Examination for each course shall be held in the semester in which the course is taught.
- ii) A candidate shall be required to pass in all the course units.
- iii) Each course unit shall be examined by continuous assessment and by a 1 x 3 hour written examination.
- iv) The pass mark shall be 50% in each paper.
- v) Continuous assessment shall constitute 40% of the total marks while the written examination shall comprise 60%. Continuous assessment marks shall be attained from grades achieved within the semesters' project and library research papers and other tests as may be given in each course.
- (vi) A candidate who fails in 2 or more course units may on recommendation of the Faculty Board and approval by Senate be allowed to retake the failed course units during the next ordinary university examinations. Such a candidate shall NOT BE ALLOWED to proceed to the next year of study unless he or she passes all the papers.
- vi) The following candidates shall be discontinued:
 - Those who fail in five or more papers.
 - Those who fail in the same papers in the resit examination under (vi) and (vii) above.

FEES STRUCTURE

FEES STRUCTURE			
1	Master of Arts in Valuation		
	Annual Charges		
	Medical/Year	5,000.00	
	Computer/Year	5,000.00	
	Library/Year	3,000.00	
	Reg./Year	1,000.00	
	ID Card/Year	500	
	Activity/Year	2,000.00	
	Field Exc/Year	2,000.00	
	Caution-once	5,000.00	
	Tuition Fees/Unit	12,000.00	
	Exam/Unit	1,000.00	
	No. of Units	21	
	YEAR 1		
	Semester I	6 Units	101,500.00
	Semester II	6 Units	78,500.00
	1	Year 2	
2	Semester I	5 Units	70,500.00
	Semester II	4 Units	65,000.00
TOTAL		315,500.00	

CAREER OPTIONS

Graduates of our programmes work in both public and private sectors. They work as Valuers, Investment Advisors and Property Managers among others.



Dr. Luke Obala
Ag. Chairman & Senior Lecturer
Department of Real Estate