

RE 001: Real Estate Financial Feasibility Study Workshop

[1-Day Program]



Overview

Financial feasibility study is a crucial element in any real estate development project. The study is conducted at the preliminary stages before a developer embarks on any development projects.

In this 1-day program, Assoc. Professor Hj. Baharudin will share and explain ways to conduct a reliable financial feasibility study and why it is critical to do so with as much accuracy and forward planning as possible.

The speaker will also cover the various methods, strategies and approaches used in the feasibility studies during the workshop. Participants will also be guided during the “Hands On Session” on the methods introduced by the speaker.

Case studies and real life examples will be used throughout the course to help attendees better understand the topic in discussion. Questions will be welcomed, the speaker encourages an open, interactive approach to learning.

Learning Outcomes

Upon completion of workshop, participants will be able to:

- Know and understand the financial feasibility models for property development
- Know the criteria of financial feasibility for property development (e.g: NPV, IRR)
- Apply and analyse the financial feasibility models using examples
- Use Microsoft Excel to develop the financial feasibility models

Who Must Attend.

Valuers & Appraisers, Property Consultants, Town Planners, Architects, Bank Officers, Investors, Government Officials

Course Detail

Module 1:

- Understanding financial feasibility models for property development
 - Residual Approach
 - Cash-flow Approach

Module 2:

- Understanding the Construction of Cash Flow
 - Cash In Flow
 - Cash Out Flow
 - Terminal/Disposal Value
 - Discount Rate and Target Rate

Module 3:

- Applications and examples of Residual Approach and Cash Flow Approach
- Hands on Session using Microsoft Excel

Module 4:

- Criteria of financial feasibility for property development
 - Cumulative Balance Cashflow Analysis
 - Payback Period
 - Investment Period
 - Return on Capital Invested
 - Discounted Cashflow Analysis
 - Net Present Value (NPV)
 - Internal Rate of Return (IRR)
 - Hands on Session using Microsoft Excel

Methodology

A combination of Learning Techniques will be applied: class lectures, case studies and real life examples with the use of Microsoft Excel. Step-by-step explanations on the various stages of conducting a financial feasibility study is included. The course will be intensive but practical and highly interactive. Participants will participate actively & ask questions during the programme.

Course Leader

ASSOC. PROF. HJ. BAHARUDIN BIN MOHD HANIPAH



ASSOC. PROF. HJ. BAHARUDIN BIN MOHD HANIPAH, is the Director of TransAsia Property Consultancy Sdn Bhd. He is also a lecturer and consultant in real estate at the Centre of Real Estate Studies, Faculty of Architecture, Planning and Surveying, Universiti Teknologi MARA, Shah Alam. Currently.

He has more than 34 years of working experience, being the Valuation Officer with JPPH in Ipoh, Perak (1982 – 1984), Head of JPPH Rating Unit, Manjung District Council in Lumut (1985 – 1986), Valuation Officer with JPPH in Shah Alam, Selangor (1987 – 1992), Assistant Director of Valuation with JPPH in Kota Kinabalu, Sabah (1992 – 1995), Senior Lecturer and Associate Professor with Dept of Estate Management, Faculty of Architecture, Planning & Surveying UiTM (1995 – 2015) and Director of TransAsia Property Consultancy SB (2015 – now).

Hj. Baharudin was the Head of Program for the Bachelor of Estate Management (Hons) UiTM (2007- 2008), Head of Program for the Master in Property Investment UiTM (2008 –2009), the Principal Deputy Director of Development UiTM and Adviser to Property Division Development Office, UiTM (2009 – 2015).

Hj Baharudin's research experience and papers presented include Valuation of Rent Controlled Premises In Malaysia 5th ASEAN Valuers Congress, Bangkok, 1997, The East Asian Financial Crisis (EAFC) And The Causes Of Non-Performing Loans (NPL) Among Housing Development Projects In Malaysia Pacific Rim Real Estate Society (PPRES) 9th Annual Conference 19 – 22 January, 2003 Brisbane, Australia, The Role Of Financial Support And Strength In Ensuring The Completion Of Housing Development Projects In Malaysia, Real Estate Educators & Researchers Association Malaysia Seminar 2005, 26-27 September 2005 ,UTM City Campus, Kuala Lumpur. Hj Baharudin also previously sits in various committee which includes UiTM Real Estate Investment Committee, UiTM Development Committee, UiTM PFI Project Committee, RISM PPRES Conference organizing committee. He was also the Council Member, ASEAN Valuers Association Malaysian Chapter, 1997 – 2000.

Hj. Baharudin is also part of the training input and lecturer for the Malaysian Technical Cooperation Programme under the Prime Ministers Department which trains international trainees from countries that are part of South – South Countries Caucus in the field of real estate valuation and information technology. Hj. Baharudin is also the trainer for real estate financial modelling at the National Valuation Institute (INSPEN).

Hj. Baharudin currently lectures in the field of development and investment appraisal for the Masters programme in Integrated Project Management and masters in Property Investment, Centre of Postgraduate Studies, UiTM.

Course Fee

Request For Quotation For In-House Programme

Certificate

Upon successful completion of this program, you will receive a Certificate of Attendance.

Certificates are distributed on the final day of the program.

Payment mode:

Please make payment to:

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1. BANK IN CHEQUE

Bank in and then scan the Bank-in slip and email to us before the course commence to confirm your seat.

OR Courier your cheque payment to our Finance HQ.

*Note that we DO NOT take any payments during the event.

3. BANK IN CASH: You can also pay by cash through bank-in our company bank account.

4. Interbank Transfer- You can also opt to use GIRO transfer.