

**COVENANT UNIVERSITY  
NIGERIA**

*TUTORIAL KIT  
OMEGA SEMESTER*

**PROGRAMME: ESTATE  
MANAGEMENT**

**COURSE: ESM 529**

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# **ESM 529: PROFESSIONAL PRACTICE & CODE OF CONDUCT**

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1. The profession of Estate Management seems not to be too popular either in the public or private sector despite its over 40 years of existence. If you are elected into the position of the President of Nigerian Institution of Estate Surveyors and Valuers, what steps can you take to make the profession popular in the country?
2. We are living in a world of global economic changes and in the face of these changes there has been need for radical change in in the profession of Estate Surveying and Valuation too. Efforts have been made of recent towards repositioning the profession especially in terms of the office structure. From your knowledge of the profession, explain the various types of offices/relationship an Estate Surveyor and Valuer can establish in the light of their advantages and disadvantages.
3. Identify and explain the objectives of five rules and regulations guiding the practice of Estate Surveying and Valuation in Nigeria as contained in the professional code of conduct.
4. The Covenant University, Ota has just completed a multi-purpose hall/event centre opposite the Canaanland along Idiroko/Ota road, For effective management of the newly completed structures, the management of the University has decided to engage the services of a private estate surveying and valuation firm. Present a draft proposal addressed to the Director of Physical Planning Unit of the University showing your firm's capability to handle the job.
5. Write short notes on the following professional bodies/associations:
  - (a) FIABCI
  - (b) CASLE
  - (c) NIESV
  - (d) ESVARBON
  - (e) IRES
  - (f) RICS
6. "Skill in Professional Report Writing is the hallmark of the accomplished Estate Surveyor and Valuer". Discuss and elaborate on types of reports.
7. Discuss the role of Property Records and Information in Professional Practice, highlighting the purpose and what it should contain.
8. The quality of service rendered by professionals is usually a function of the codes of practice issued and reviewed from time to time by the regulatory body. Clearly present and justify 10 of such codes that affect Estate Surveying and Valuation practice in Nigeria.

9. Clearly distinguish between Misconduct, Malpractice and Negligence as they apply in professional practice.
10. No person shall attach the letters ANIVS to his/her name and be recognised as such until he has passed the “Test of Professional Competence”. Discuss this statement and describe in detail the scope and content of the Test of Professional Competence for the purpose of election and registration of Estate Surveyors and Valuers in Nigeria.
11. Discuss the concept of professional liability and responsibility as applicable under professional practice.
12. (a). List seven laws/legislations relevant to the practice of Estate Surveying and Valuation in Nigeria.
- (b). Discuss any four from the list.
13. Since the client is mostly interested in the opinion of value arrived at, why should the Estate Surveyor and Valuer bother about other aspects of valuation report?
14. Write brief explanation notes on the duties and functions of Estate Surveyor and Valuers in his assignment in respect of the following:
- (i) Instruction
  - (ii) Inspection
  - (iii) Partnership
  - (iv) Accounts.
15. The profession of estate management has been facing the problem of dwindling ethical behaviours amidst the practicing professional Estate Surveyors and Valuers and thus encouraging and increasing quackery in the industry. You are required to comment on the impact of quackery in Estate Surveying and Valuation and recommend viable solution.
16. How does the registration of a firm differ from individual registration
17. (a) In very clear sentences, differentiate between NIESV and ESVARBON.
- (b) The role and function of the Estate Surveyor and Valuer are wide; enumerate and discuss his role in Property Management.
18. Marketing in relation to real estate is the sum total of efforts employed so as to attract business and to compete successfully in the market. Real Estate Marketing refers to the various activities and processes of real estate disposal. Carefully discuss the various marketing/advertising techniques that may be employed by an Estate Surveyor and Valuer in disposal of a landed property.

19. Briefly explain the following terms in a valuation report:

(i). Certification

(ii) Basis of Valuation

(iii). Limiting Conditions

20. Distinguish between a professional and a charlatan.