The University of Hong Kong
Department of Real Estate and Construction, Faculty of Architecture

**Master of Science in Real Estate**

Frequently Asked Questions*

A) **Admission**

1. **What are the minimum entrance requirements?**

   To be eligible for admission to the programmes, an applicant shall satisfy both the University Admission Requirements and the Programme Specific Requirements as listed below:

   (a) comply with the [General Regulations](#) and the [Regulations for Taught Postgraduate Curricula](#);

   (b) hold a Bachelor’s degree of this University or a qualification of equivalent standard from this University or another comparable institution accepted for this purpose;

   (c) for an applicant who is seeking admission on the basis of a qualification from a university or comparable institution outside Hong Kong of which the language of teaching and/or examination is not English, satisfy the University English language requirement applicable to high degrees as prescribed under General Regulation G2(b).

   (d) satisfy the examiners in a qualifying examination if required.

   Whether or not an applicant’s prior academic qualification is real estate related is not the admission committee’s primary consideration. However, having work experience or a career plan relevant to real estate is a plus.

2. **When is the application procedure for the 2018-19 entry?**

   Applications can be submitted from **1 December 2017** to **noon, 31 January 2018**. There is only one application round each year. Late applications will not be considered.

   Initial screening of applications will begin after the application period. An applicant will either be granted an admission interview in March/April or be informed that the application is unsuccessful. After evaluating both the application material and interview performance, final admission results will be announced by the end of July (usually in May/June).

3. **How can I submit my application?**

   Please follow the instructions and submit an application online in the appropriate webpage at [http://www.als.hku.hk/admission/tpg/](http://www.als.hku.hk/admission/tpg/).

   Certified true copies or official copies of the supporting documents should be sent to Mr Carlos Lau at the Faculty Office by **post**.

   Uploading of scanned documents to the online application system is **NOT** required.
Once the application is submitted and application fee is settled, information in the application form cannot be changed.

4. **What are the required documents for applying for MSc(RealEst)?**

You should prepare and submit the following required documents for your application:

a) **Official copies or certified true copies** of academic transcript of undergraduate and postgraduate studies of all courses taken (*if you have not yet graduated, please refer to Q.6); and

b) **Official copies or certified true copies** of graduation certificate and/or diploma of undergraduate (and postgraduate) studies (*if you have not yet graduated, please refer to Q.6); and

c) **Official copies or certified true copies** of report of test for English language such as TOEFL/IELTS (*for details please refer to Q.7); and

d) Two referee’s reports in sealed envelopes (the template of the report can be found at during the application period); and

e) Personal statement and resume (optional; no word limit and format requirements); and

f) Other relevant documents such as **official copies or certified true copies** of certificate(s) and test report(s) of international examination(s).

“Certified true copy” is a copy of a document that has been duly declared as a true copy in front of a notary public (e.g. Commissioner for Oaths at a City District Office, Hong Kong SAR Government), or certified by the appropriate office/department of your home institution.

Documents which are not in English should be accompanied by a formally certified translation in English.

5. **When and where should I submit my documents?**

The official copies and/or certified true copies of supporting documents should be sent to Mr Carlos Lau of the Faculty Office at Room 415, 4/F, Knowles Building, The University of Hong Kong, Pokfulam Road, Hong Kong by post immediately after submitting the application, and no later than 9 February 2018. Incomplete applications will not be considered.

Please mark “MSc in Real Estate” and/or your application number on the envelope(s).

Uploading of the scanned documents to the application system is optional.

Documents submitted will NOT be returned.

6. **I am a final-year undergraduate student. What should I do if I cannot submit a complete version of my academic transcript and graduation certificate for my application by the end of the application period?**

You should then submit the latest version of your academic transcript, which includes all the available assessment grades/marks of courses taken. You will be asked to submit complete academic transcript(s) and graduation certificate(s) when you are given an offer of admission.
7. Do I need to take any international English language test?

Applicants with qualifications from a university or comparable institution outside Hong Kong where the language of instruction or testing/examination is not English are required (unless exceptionally exempted) to submit a certified true copy or an official copy of test report of:

a) a score of 550 or above (paper-based test) or 80 or above (internet-based test) in the Test of English as a Foreign Language (TOEFL); or
b) a minimum overall band of 6 with no subtest lower than 5.5 in the International English Language Testing System (IELTS); or
c) grade C or above in either the Overseas General Certificate of Education, the International General Certificate of Secondary Education, or the Cambridge Test of Proficiency in English Language.

TOEFL applicants should request the Educational Testing Service (ETS) to send an official score report to the University (TOEFL code 9671) directly.

Even if you are not required to take any international English language test, you are still encouraged to submit your test report for the admission committee’s reference. This is important because all teaching and learning activities in HKU are conducted in English.

8. Is there any standard form for my referee to fill in? Could I submit two reference letters instead?

A standard form called “referee’s report” is available for download during the application period. Reference letters are treated as additional information and cannot replace the standard form.

If you are currently studying or have recently finished studying a degree programme, the two referees should be teachers/tutors from your degree programme. If you have been working, you should, preferably, have at least one referee from a teacher/tutor of your prior degree programme; the other referee can be your employer or another person who can testify your academic ability.

9. Do you accept photocopies of supporting documents?

No. Only official copies or certified true copies of certificates and complete academic transcripts are accepted.

10. What do you mean by “certified true copy”?

Please refer to Q.4 above.

11. If I have fulfilled the minimum entrance requirements, does this mean I will be admitted?

No, fulfillment of the minimum entrance requirements does not guarantee admission to the programme.
12. If I have been granted or have attended an admission interview, does this mean I will be given an offer of admission?

No, this is just part of the screening process and does not guarantee admission.

13. When will I be informed of the result?

Please refer to Q.2 above.

14. How much is the tuition fee of the programme?

The tuition fee for the 2018-19 intake is subject to the University's approval. For reference, the amount of tuition fee of the programme (for both full-time and part-time modes of study), applicable to the 2017-18 intake (both local and non-local students), is HK$150,000.
Expected study load and mode in the Programme

1. **What is the medium of instruction of the programme?**

   English.

2. **Where and when do classes take place?**

   In general, classes take place in the main campus of The University of Hong Kong. Unless otherwise specified, each class lasts 2 to 3 hours and begin at 6:30 p.m. on weekdays. Only a handful of courses will be available on Saturdays. You could refer to the previous timetables at [http://www.arch.hku.hk/programmes/rec/master-of-science-in-real-estate/regulations-syllabus-timetables/](http://www.arch.hku.hk/programmes/rec/master-of-science-in-real-estate/regulations-syllabus-timetables/).

3. **How heavy is the study load?**

   For a 6-credit course, 150 hours of student working (including 24 contact hours and other student learning activities and efforts) is expected.

   Full-time students normally enrol in six 6-credit courses per semester. Part-time students normally enrol in 3 courses per semester. There are two semesters a year: the first semester is September to December, and the second semester is January to May.

4. **How long does it take to complete the programme?**

   Full-time students are normally expected to complete their study in one academic year (without a dissertation) or in one and a half year (with a dissertation). Part-time students are normally expected to complete their study in two academic years (without a dissertation) or in three years (with a dissertation).

   In any case, students cannot exceed the maximum period of registration, which is two academic years of full-time study or three academic years of part-time study. Students who fail to complete the curriculum by the end of their maximum period of registration will be recommended for discontinuation of studies.

5. **What will happen if I fail in a course?**

   If it is a prescribed course, you are required to repeat the same course in the next academic year.

   If it is an elective course, you are required to repeat the same elective course, or take another elective course as replacement in the next semester or next academic year.

   Students have to pay the course fee again when they re-take the failed course.

6. **What are the available* major options of the programme?**

   I) Property Rights

   II) Real Estate Investment and Finance

   III) Urban Development

   IV) International Real Estate

   *Remark: the availability of the above major options is subject to the offer of the required courses and is at the discretion of the Department.
7. **Where can I find out the groups of required courses for the majors?**

   Please refer to the roadmap of the programme at: [http://www.arch.hku.hk/media/upload/RE-Road-Map-2016-17.pdf](http://www.arch.hku.hk/media/upload/RE-Road-Map-2016-17.pdf).

   Note that the roadmap is for reference only. There may be changes to the majors’ requirements from year to year.

8. **Do I need to declare my preferred major before the start of my study?**

   At the application stage, you are required to indicate your preference in major option(s) in the application form.

   Those who are given an offer to study in our programme will be requested to re-indicate their interest in the major option(s) when they are admitted in September.

9. **Can I switch from one major option to another during my study period?**

   Yes. The major option which students could attain is determined by the courses they have successfully completed during their study period.

10. **Can I get a double major?**

    Students are allowed to obtain a maximum of two major options by completing the additionally required courses within their period of registration.

11. **As a prospective student, could I audit some classes before submitting my application?**

    Non-registered students are not allowed to audit any class.

[For any further enquiries, please contact Mr Carlos Lau at (852) 2219-4406 or carloslc@hku.hk.]