



Republic of the Philippines
Professional Regulation Commission
Manila

NOT FOR SALE



PROFESSIONAL REGULATORY BOARD OF REAL ESTATE SERVICE

**PROGRAM OF THE REAL ESTATE CONSULTANTS LICENSURE EXAMINATION
ON DECEMBER 8, 2019 (WRITTEN) IN MANILA**

DATE/TIME	SUBJECTS	WEIGHT
<u>DECEMBER 8, 2019 (SUNDAY)</u>		
7:00 a.m. – 7:45 a.m.	General Instructions and Filling-out of Forms	
8:00 a.m. – 12:00 nn	Fundamentals of Real Estate Consulting	30%
1:00 p.m. – 5:00 p.m.	Professional Consultancy Practice	30%
<u>REVALIDA¹</u>		
9:00 a.m. – 5: 00 p.m.	Project Feasibility Study (PFS)	20%
	Defense/Revalida of the PFS	20%
		100%

Coverage of Examination for the Written Examination:

Fundamentals of Real Estate Consulting

1. Fundamentals of consulting
2. Standards and ethics
 - 2.1 USPRCP (Uniform Standard of Professional Realty ConsultPant Practice)
 - 2.2 National code of ethics and responsibilities
3. Real estate finance and economics
4. Land management system and real property laws
 - 4.1. P.D 957, B.P. 220, Family Code, Civil Code, Commercial Laws, National Internal Revenue Code, RESA 9646/IRR
 - 4.2. Condominium Law, Real Estate Investment Trust (REIT), Time Sharing, Cooperatives

Professional Consultancy Practice

1. Consulting tools and techniques which include project feasibility study and investment measurement tools
2. Real estate consulting and investment analysis
3. Consulting for specific engagement, which includes consulting residential, commercial, industrial, recreation and resort and hotel properties, and consulting for government and corporate and financial institutions
4. Consulting for distressed properties
5. Leasing and buying analysis of properties
6. Business communication/Technical writing
7. Environmental Impact Assessment (EIA) Study
8. Current Events
9. Cases Studies

GENERAL INSTRUCTIONS:

1. Check or verify your school/building assignments at the PRC official website (www.prc.gov.ph) or thru the Notices/Announcements to be posted at the PRC premises two (2) to three (3) working days before the date of examination. Bring your NOTICE OF ADMISSION when you verify your school/building assignment. Visit your school/building assignment prior to the day of the examination.

¹ Schedule for revalida is to be announced.

2. Report to the school/building assignment before 6:30 a.m. on the first day of examination to verify your room and seat number. Be punctual. Late examinees will not be admitted.
3. Examinees are required to wear the following attire every examination day:

 Male: White polo or shirt with collar (without any seal, logo or mark)
 Decent slacks or pants

 Female: White blouse or shirt with collar (without any seal, logo or mark)
 Decent skirt or pants
4. Bring the following on examination day:
 - a. Notice of Admission
 - b. Official Receipt
 - c. Two or more pencils (No. 2)
 - d. Ball pen with **BLACK INK ONLY**
 - e. One (1) piece Long Brown Envelope
 - f. One (1) piece Long Transparent (non-colored) Plastic Envelope (for keeping your valuables and other allowed items)
5. The following are **PROHIBITED** inside the examination premises/rooms.
 - a. **PROGRAMMABLE CALCULATORS**
 - b. **CELLULAR PHONES, SMART SWATCH, EAR PLUGS, TRANSMITTERS, PORTABLES COMPUTERS, BLUETOOTH AND OTHER ELECTRONIC GADGETS/DEVICES WHICH MAY BE USED FOR COMMUNICATION PURPOSES.**
 - c. Bags of any kinds (ladies bag and shoulder bags, attaché case, backpacks, etc.)
 - d. Other examination aides not stated on this program.
6. Read carefully and follow the instructions on your Notice of Admission and Examinees Kit.

SPECIAL INSTRUCTIONS: FOR REVALIDA

1. Project Feasibility Study (PFS) Format should be in five (5) hardbound/softbound copies in standard A4 size bond paper (Substance 70), using Arial font size 12, line spacing of 1.5 lines with the following margins: Left-1.5 inches, Top, Bottom and Right-1 inch. Saved in (5) USB flash drives
2. PFS should have the following contents: (a) Market Aspect; (b) Financial Aspect; (c) Social Aspect/Community Impact; (d) Environmental Aspect and (e) Recommendation(s) and Conclusion(s). PFS should have connection with Real Estate Development project.
3. Each examinee is required to have a maximum of fifteen (15) minutes of power point presentation of the PFS Executive Summary.
4. Examinees should bring his/her own Laptop and in proper Business Attire.

Manila, Philippines
October 14, 2019

APPROVED:


HON. OFELIA C. BINAG
Chairperson, PRB of Real Estate Service

CERTIFIED CORRECT:


ATTY. OMAIMAH E. GANDAMRA
OIC, PRB Secretariat Division

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