



PROFESSIONAL REGULATORY BOARD OF REAL ESTATE SERVICE

**PROGRAM OF THE REAL ESTATE CONSULTANTS LICENSURE
EXAMINATION ON DECEMBER 4, 2024 (WRITTEN) IN NCR, CAGAYAN
DE ORO, CEBU AND ILOILO AND JANUARY 2025 (REVALIDA) IN MANILA**

DATE/TIME	SUBJECTS	WEIGHT
DECEMBER 4, 2024 (WEDNESDAY)		
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%
JANUARY 2025 (To be announced)		
9:00 a.m. – 5: 00 p.m.	Project Feasibility Study (PFS)	20%
	Defense/Revalida of the PFS	20%
Total Weight		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 Consultant 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 through 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.
 2. Report to the school/building assignment before (5:30 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)
 - g. Calculators with the following features only addition, subtraction, multiplication, division trigonometric, function, logarithm, and x^y
- Only one basic calculator shall be allowed inside the examination room. Calculators shall be inspected.**
5. The following are **PROHIBITED** inside the examination premises/rooms.
 - a. Books, notes, review materials, and other printed materials containing coded data/information/formula.
 - b. **Programmable Calculators with embedded functions especially CASIO FX991ES and CASIO FX-991ES plus**
 - c. **APPLE, SAMSUNG AND OTHER SMART WATCHES, CELLULAR PHONES, EAR PLUGS, TRANSMITTERS, PORTABLE COMPUTERS, BLUETOOTH AND OTHER ELECTRONIC GADGETS/DEVICES WHICH MAY BE USED TO STORE OR RETRIEVE DATA/INFORMATION AND/OR TO COMMUNICATE FOR WHATEVER PURPOSE**
 - d. Bags of any kind (ladies' bag, shoulder bags, attaché case, backpacks, etc.)
 - e. Other examination aids not stated in this program.

All personal belongings of the examinees shall be surrendered to the proctor and shall be placed in a secured space within the examination room.

The rules on the conduct of bodily search, inspection of personal belongings of the examinees, and the seizure/confiscation of prohibited items during the licensure exam (Annex A of PRC Memorandum Order No. 57, s. 2020) shall be strictly observed.

- 6. Examinees and examination personnel are encouraged to observe the minimum health standards per DOH Circular No. 0324 (s. 2023)¹ throughout the conduct of the examination
- 7. Read carefully and follow the instructions on your NOTICE OF ADMISSION and EXAMINEES GUIDE.

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 must be in proper Business Attire and should bring his/her own Laptop

NOTE: PERSONAL BELONGINGS BROUGHT BY AN EXAMINEE SHALL BE FOR HIS/HER OWN ACCOUNT. THE PRC WILL NOT BE ANSWERABLE FOR ANY SUCH ITEM OR PERSONAL BELONGING THAT MIGHT BE LOST DURING THE EXAM WITHOUT FAULT OR NEGLIGENCE ON ITS PART.

Manila, Philippines
October 8, 2024


APPROVED:


OFELIA C. BINAG
Chairperson

Professional Regulatory Board of Real Estate Service

CERTIFIED CORRECT:


ATTY. LOVELIKA T. BAUTISTA
Chief, PRB Secretariat Division

PRBRAE/D-SRB
OCB/LTB/MADC/an

MADC