



THE NIGERIAN INSTITUTION OF ESTATE SURVEYORS AND VALUERS

ENTRY GUIDELINES FOR NIESV PROFESSIONAL EXAMINATIONS AS APPROVED BY COUNCIL ON 25TH FEBRUARY 2017

1. STRUCTURE OF PROFESSIONAL EXAMINATIONS

Professional examinations of the Nigerian Institution of Estate Surveyors and Valuers (NIESV) are structured under five stages comprising:

1. Foundation in Estate Management (FEM);
2. Professional Qualifying Examination 1 (PQE 1);
3. Professional Qualifying Examination 2 (PQE 2);
4. Professional Qualifying Examination 3 with options as follows:
 - (a) Professional Qualifying Examination 3A (PQE 3 with 4 subjects);
 - (b) Professional Qualifying Examination 3B (PQE 3 with 8 subjects); and
5. Professional Practice Examination (PPE).

Below is an outline of the full list of subjects examined under each stage of the examination:

FOUNDATION IN ESTATE MANAGEMENT - FEM		
S/N	Subject Code	Subject title
1	FEM 101	Real Estate Agency and Investment
2	FEM 102	Mathematics
3	FEM 103	Communication skills
4	FEM 104	Introduction to Surveying
5	FEM 105	Economics
6	FEM 106	Introduction to Building Construction

PROFESSIONAL QUALIFYING EXAMINATION 1 - (PQE 1)		
S/N	Subject Code	Subject title
1	PQE 101	Mathematics and Statistics
2	PQE 102	Legal Studies I
3	PQE 103	Introduction to Estate Management
4	PQE 104	Economics
5	PQE 105	Accounting
6	PQE 106	Introduction to Construction and Surveying
7	PQE 107	Introduction to Valuation
8	PQE 108	Land Economics

PROFESSIONAL QUALIFYING EXAMINATION 2 - (PQE 2)		
S/N	Subject Code	Subject title
1	PQE 201	Urban Land Economics
2	PQE 202	Legal Studies II
3	PQE 203	Building Construction
4	PQE 204	Principles of Valuation
5	PQE 205	Principles of Urban and Regional Planning
6	PQE 206	Property Rating and Taxation
7	PQE 207	Rural Estate Management and Environment

PROFESSIONAL QUALIFYING EXAMINATION 3A – (PQE 3 WITH 4 SUBJECTS)		
S/N	Subject Code	Subject title
1	PQE 301	Property Development
2	PQE 302	Property and Facility Management
3	PQE 303	Applied Valuation (Land and Buildings)
4	PQE 304	Applied Valuation (Plant and Machinery)

PROFESSIONAL QUALIFYING EXAMINATION 3B – (PQE 3 WITH 8 SUBJECTS)		
S/N	Subject Code	Subject title
1	PQE 301	Property Development
2	PQE 302	Property and Facility Management
3	PQE 303	Applied Valuation (Land and Buildings)
4	PQE 304	Applied Valuation (Plant and Machinery)
5	PQE 305	Legal Studies III
6	PQE 306	Information Technology in Real Estate
7	PQE 307	Project Management
8	PQE 308	Building Construction III

2. BASIC ENTRY REQUIREMENTS

Candidates seeking entry into any stage of the Professional Qualifying Examinations of the Nigerian Institution of Estate Surveyors and Valuers (NIESV) must possess Senior Secondary School Certificate Examination (SSCE), or its equivalent with credit passes in at least five subjects which must include:

1. **English Language;**
2. **Mathematics;**
3. **Economics;**
4. **One basic science subject from , Biology, Chemistry, and Physics; and**
5. **Any other subject**
6. All obtained at not more than two sittings..
7. NYSC discharge certificate or exemption letter
8. Recommendation letter from an approved establishment under the supervision of an Associate Member of the Institution with at least 5 years experience as an Associate.

NOTE:

- ✓ All prospective candidates must attach **scratch cards** to their O'level results.
- ✓ The provision for **e-mail address** on the application form must be properly filled.
- ✓ Candidates with **higher degree** results must attach their certificates.

3. EXAMINATIONS, QUALIFICATIONS AND WAIVERS/ EXEMPTIONS

Candidates intending to sit for professional examinations conducted by the Nigerian Institution of Estate Surveyors and Valuers (NIESV) should note that the Institution (NIESV) reserves the right to treat prospective candidates on a case-by-case basis when dispensing decisions regarding appropriate entry stage for its Professional Qualifying Examinations as well as waivers and exemptions after taking cognizance of the academic qualification(s) and experience of the candidate.

Notwithstanding, the following table details the examination stages, entry qualification for these examinations and exemptions/waiver as the case may be.

S/N	Examination	Qualification	Exemption/Waiver
1	Foundation in Estate Management (FEM)	<p>(i) Senior Secondary School Certificate of Education (SSCE) or its equivalent in the relevant subjects with two years work experience as Estate Assistant in an approved office/organization.</p> <p>(ii) National Diploma (ND) in Architecture, Building, Surveying and Geoinformatics, (Construction) Project Management, Quantity Surveying, and Urban and Regional Planning from recognized institutions with at least two years work experience in an approved organization.</p> <p>(iii) Higher National Diploma (HND) or First degree (B.Sc, B.A., LLB, B.Eng., B.Tech, B.Ed, B.Agric or equivalent) in other (non-cognate) disciplines with at least two years work experience in an approved organization.</p>	<ol style="list-style-type: none"> 1. No waiver/exemption for holders of SSCE or its equivalent. 2. Waive FEM 102-Mathematics for holders of First degree/ND/HND in any Engineering discipline, Chemistry, Physics, Mathematics, Statistics, Geology, Surveying and Geoinformatics, Computer Science, and other physical sciences. 3. Waive FEM 105-Economics for holders of first degree/HND in Accountancy, Actuarial Science, Agricultural Economics, Banking and Finance, Business Administration/Management, Business Education, Commerce, Cooperative and Rural Development, Economics, Insurance, and Marketing. 4. Waive FEM 106 - Building Construction for holders of ND in Architecture, Building, Urban and Regional Planning, and Quantity Surveying. 5. Waive FEM 104 for holders of ND in Surveying and Geoinformatics.
2	Professional Qualifying Examination PQE 1	<p>(i) A Pass in FEM</p> <p>(ii) National Diploma in Estate Management from unaccredited institutions.</p> <p>(iii) HND/First degree in Architecture, Building, Surveying and Geoinformatics, (Construction) Project Management, Geography, Quantity Surveying, and Urban and Regional Planning from recognized institutions plus a minimum of two years working experience in a relevant organization.</p> <p>(iv) PGD in Estate Management from accredited institutions plus HND/First degree initially completed in non-cognate</p>	<ol style="list-style-type: none"> 1. For candidates attempting PQE 1 (after passing FEM), <ol style="list-style-type: none"> (a) Waive PQE 101-Mathematics and Statistics for holders of First degree/HND in any Engineering discipline, Chemistry, Physics, Mathematics, Statistics, Geology, Surveying and Geoinformatics, Computer Science, and other physical sciences. (b) Waive PQE 104-Economics and PQE 105-Accounting for holders of first degree/HND, in Accountancy, Actuarial Science, Agricultural Economics, Banking and Finance, Business Administration/Management, Business Education, Commerce, Cooperative and Rural Development, Economics, Insurance, and

		disciplines plus a minimum of two years post-PGD working experience in a relevant organization.	<p>Marketing, with/without a PGD in Estate management.</p> <p>2. Waive PQE 106-Introduction to Construction and Surveying for holders of first degree/HND in Architecture, Building, Urban and Regional Planning, Quantity Surveying, and Surveying and Geoinformatics.</p> <p>3. Waive PQE 102-Legal Studies I for holders of LLB (Bachelor of Laws) degree obtained from Nigerian Universities. There shall be no waiver for PQE 102-Legal Studies I if LLB degree was conferred by a foreign university.</p>
3.	Professional Qualifying Examination PQE 2	<p>(i) A pass in PQE 1</p> <p>(ii) ND in Estate Management from accredited institutions.</p> <p>(iii) PGD in Estate Management from unaccredited Nigerian institutions <u>plus</u> HND/First degree initially obtained in any of Architecture, Building, Surveying and Geoinformatics, (Construction) Project Management, Quantity Surveying, and Urban and Regional Planning <u>plus</u> a minimum of two years post-PGD working experience in a relevant organization.</p>	<p>1. For candidates attempting PQE 2 after passing PQE 1, waive:</p> <p>(a). PQE 207-Rural Estate Management and Environment for holders of first degree/HND in Agricultural Economics, Agricultural Extension, Soil Science, Crop Science/Production, Forestry, and Environmental Management;</p> <p>(b) PQE 205 - Principles of Urban and Regional Planning for holders of first degree/HND in Urban and Regional Planning with/without PGD in Estate Management;</p> <p>(c). PQE 203 - Building Construction for holders of first degree/HND in Architecture, Building, and Quantity Surveying with/without PGD in Estate Management; and</p> <p>(d) PQE 202-Legal Studies II for holders of LLB (Bachelor of Laws) degree obtained from Nigerian Universities.</p> <p>2. Eligible candidates for PQE 2 and possessing LLB conferred by a foreign university should note that there shall be no waiver for PQE 202-Legal Studies II.</p>

4(A)	Professional Qualifying Examination 3A (4 subjects)	<ul style="list-style-type: none"> (i) HND in Estate Management from accredited institutions. (ii) BSc/BTech in Estate Management obtained from unaccredited Nigerian institutions. (iii) PGD in Estate Management from unaccredited Nigerian institutions plus HND/ BSc/BTech in Estate Management initially obtained from unaccredited Nigerian institutions. 	There shall be no exemption from the four subjects.
4(B)	Professional Qualifying Examination 3B (8 subjects)	<ul style="list-style-type: none"> (i) A Pass in PQE 2 (ii) HND in Estate Management from unaccredited institutions. (iii) BSc/BTech in Estate Management obtained from recognized foreign institutions. (iv) PGD in Estate Management from recognized foreign institutions plus HND/ BSc/BTech in Estate Management from recognized foreign institutions. (v) PGD in Estate Management from accredited Nigerian institutions <u>plus</u> HND/First degree initially obtained in any of Architecture, Building, Surveying and Geoinformatics,(Construction) Project Management, Quantity Surveying, and Urban and Regional Planning <u>plus</u> a minimum of two years post-PGD working experience in arelevant organization 	<ol style="list-style-type: none"> 1. Waive PQE 305-Legal Studies III for holders of: LLB degree from Nigerian Universities who are attempting PQE 3 after passing PQE 2. 2. PQE 305-Legal Studies III shall not be waived for eligible candidates with: <ul style="list-style-type: none"> (a). LLB conferred by a foreign university; and (b). B.Sc/B.Tech/PGD in Estate Management from recognized foreign institutions.
5	Professional Practice Examination	<ul style="list-style-type: none"> (i) A Pass in PQE 3 (ii) BSc/BTech in Estate Management 	No waiver/exemption

	(PPE)	<p>from accredited Nigerian Institutions.</p> <p>(iii) PGD in Estate Management from accredited Nigerian Institution plus a BSc/BTech/HND in Estate Management initially obtained from unaccredited Institution.</p> <p>(iv) PGD in Estate Management from accredited Nigerian Institution plus a BSc/BTech/HND in Estate Management initially obtained from an accredited Institution.</p>	
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