Faculty of Spatial Sciences
Premaster for MSc. Real Estate Studies

Admission and selection procedure Premaster Real Estate Studies
To ensure a steady inflow of high potential students graduated from universities of applied sciences into the MSc. Real Estate Studies programme, a maximum of 10 students can be admitted to the premaster programme. The Admissions Board carefully considers each and every application. To be admissible, applicants need to pass four requirements. If one requirement is not passed, the applicant is not admissible and a rejection letter is sent. After passing the four requirements, each applicant will be ranked according to the summation of our scoring system (see Appendix A) and the applicant's weighted average grade (if necessary recalibrated to a 1 to 10 score using 2 decimals) to ensure a unique score for each applicant. The requirements and the rest of the procedure will be elaborated below.

Requirement 1
Applicants with the following bachelor programmes from a university of applied sciences are eligible to the programme:
- Real Estate Management
- Construction Management
- Building Process Management & Real Estate
Or comparable programmes from another university of applied sciences
Or comparable programmes from another research university outside the field of Social Sciences

Requirement 2
Applicants who have obtained a weighted average grade of 7.0 (if necessary recalibrated to a 1 to 10 score using 2 decimals) on prior education are eligible to the premaster programme.

Requirement 3
Applicants with the following proof of English proficiency, one of the following requirements need to be satisfied (in bold, the tests that are preferred), are eligible to the programme:

IELTS (Academic) 6.5 - no less than 6.0 on each section
University of Groningen Language Centre Minimum section scores C2 or C1 (one B2 allowed)
TOEFL IBT (internet-based test) 90 - no less than 18 for reading and listening, no less than 20 for speaking, and no less than 21 for writing
Cambridge English CAE or CPE Certificate English language test
**Requirement 4**

Applicants who score at least a 6.0 on the assessment form selection Premaster Real Estate Studies (see Appendix A) are eligible to the premaster programme. The Admissions Board assesses each applicant as follows:

- To what extent are courses of prior education in line with real estate themes needed for Premaster Real Estate Studies?
- To what extent are courses of prior education in line with economics and finance themes needed for Premaster Real Estate Studies?
- To what extent are courses of prior education in line with math and statistics needed for Premaster Real Estate Studies?
- To what extent are English written skills sufficient for Premaster Real Estate Studies?
- To what extent has the applicant the expected knowledge and experience in the field of Real Estate on basis of prior education, prior experiences and the motivation letter?

A concise overview of the requirements in the admission procedure to Premaster Real Estate Studies can be found in Table 1.

**Ranking**

The applicants who satisfied the four requirements will be ranked on the basis of the summation of the score obtained from the assessment form selection Premaster Real Estate Studies (see Appendix A) and their weighted average grade (if necessary recalibrated to a 1 to 10 score using 2 decimals). This ensures that each applicant will have a unique score.

A concise overview of the selection tools used by the Admission Board can be found in Table 2.

**Selection timing and guidelines**

There are two moments where applicants can apply to Premaster Real Estate Studies: 1) Early-bird registration with a deadline of December 1; 2) Normal registration before May 1. A maximum number of 5 spots will be available for the early-bird registration, the other 5 spots will be available for the normal registration.

Early-bird applicants who pass all four requirements and have the top 5 highest scores and thus rank 1 to 5 (see ranking) are informed that they are admitted to the programme in the following academic year (which starts in September). Early-bird applicants who pass all four requirements but rank 6 or higher are informed that they have to wait until a final decision in May. In May, the final 5 spots will be made available to all other applicants – including the applicants who ranked 6 or higher in our early-bird registration (plus potentially a few additional spots if there are early-bird applicants who ranked 1 to 5 in
December inform us that they will not register for Premaster Real Estate Studies. In the end, applicants who rank 1 to 10 will be informed that they are admitted to Premaster Real Estate Studies. Applicant who rank 11 or higher will be informed that they are on a waiting list including their position in the waiting list. Again, if applicants who are admitted inform us that they will not register for MSc. Real Estate Studies, the applicants on the waiting list will be informed that they are now admitted. Number one on the waiting list will have priority over number two on the waiting list (as such rank 11 > rank 12).

Table 1. Requirements in the admission procedure to Premaster Real Estate Studies.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Admission requirement</th>
<th>Admission instrument</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Applicants' knowledge and skill level</td>
<td>Bachelor diploma of prior education</td>
</tr>
<tr>
<td>2</td>
<td>Applicants' knowledge and skill level</td>
<td>Weighted average grade (if necessary recalibrated to a 1 to 10 score using 2 decimals)</td>
</tr>
<tr>
<td>3</td>
<td>English proficiency</td>
<td>English language test (IELTS/TOEFL)</td>
</tr>
<tr>
<td>4</td>
<td>Sufficient connection to Premaster Real Estate Studies (and in general to the field of Social Sciences)</td>
<td>Assessment form (see Appendix A where the Admission Board only looks at the content of the courses of prior education)</td>
</tr>
</tbody>
</table>

Table 2. Selection tools to select from the admissible applicants.

<table>
<thead>
<tr>
<th>Selection themes</th>
<th>Selection requirement</th>
<th>Selection instrument</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate</td>
<td>Sufficient connection between the selection theme and Premaster Real Estate Studies</td>
<td>Courses + grades relevant course units</td>
</tr>
<tr>
<td>Economics and Finance</td>
<td>Sufficient connection between the selection theme and Premaster Real Estate Studies</td>
<td>Courses + grades relevant course units</td>
</tr>
<tr>
<td>Math and Statistics</td>
<td>Sufficient proficiency in math and statistics</td>
<td>Courses + grades relevant course units</td>
</tr>
<tr>
<td>English written skills</td>
<td>Sufficient proficiency in English</td>
<td>BSc. thesis, essay in English, or motivation letter</td>
</tr>
<tr>
<td>General</td>
<td>Applicants’ knowledge and skill level</td>
<td>Average weighted grade on prior diploma(s)</td>
</tr>
<tr>
<td>Experience</td>
<td>Applicants’ experience with Real Estate</td>
<td>CV and motivation letter</td>
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</tbody>
</table>

Note: Each admissible applicant receives a score based on the above mentioned items. For more details, see Appendix A.
For applicants, the registration procedure is as follows:

- Students register via Studielink before December 1 (early-bird registration) or May 1 (normal registration) and upload the following documents:
  - Passport or ID
  - Proof of English proficiency level (only for – non-native English-speaking – internationals and Dutch students without a VWO diploma)
  - CV
  - List of grades of bachelor’s degree including a weighted average of the grades
  - High school (secondary education) diploma
  - Motivation letter (max. 1 page)
  - Preferably your bachelor thesis in English but, if not available, a graded essay in English but, if not available, a max. 5 page summary of your thesis or a graded essay in English. All the information will be used to assess the connection between prior education and premaster Real Estate Studies.

- The applicant files are considered as follows:
  - Students with a Dutch bachelor diploma from a research university: through Prospective Student Officer of FSS
  - Students with a foreign bachelor diploma from a research university, a diploma of a university of applied sciences, or another higher education diploma that deviates from the above: through Admissions Office

The Prospective Student Officer and Admissions Office check whether the applicant files are complete. The applicant files, handled by the Admissions Office, are provided with advice on the admission of the applicant. The complete applicant files, including the advice, are then forwarded to the Admissions Board of the MSc. programme.
Appendix A. Example assessment form selection premaster Real Estate Studies  
Connection between prior education and the premaster Real Estate Studies programme  
The assessment form is determined based on the content of the courses of prior education.  
When additional information is needed to make a proper assessment, the Admissions Board  
will contact the applicant and ask for additional information.  

For each item, the category that is most applicable is ticked with an [X].

<table>
<thead>
<tr>
<th>Connection prior education and premaster Real Estate Studies</th>
<th>None (0)</th>
<th>To a very small extent (2)</th>
<th>To a small extent (4)</th>
<th>To some extent (6)</th>
<th>To a great extent (8)</th>
<th>To a very great extent (10)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate</td>
<td></td>
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<td>English written skills</td>
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<tr>
<td><strong>Total score</strong>*</td>
<td></td>
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<td></td>
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</tbody>
</table>

*Number of times ticked with an [X].

The categories are quantified as follows:
0 (none), 2 (to a very small extent), 4, 6, 8, 10 (to a very great extent). Per item the score will be decided by the Admission Board. The average of the four items is the overall average score.

Overall average score:  

Any knowledge and experience – on one of the items described above – gained outside prior education, or an excellent motivation letter that connects the link to our programme to their own motivation:  

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*Note: If applicable to the applicant, a maximum of 1.0 point extra can be awarded to the overall average score.

Final score for ranking purposes only (overall average score + weighted average grade):  

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*Note that if necessary your grade is recalibrated to a 1 to 10 score using 2 decimals