



**PROFESSIONAL REGULATORY BOARD OF REAL ESTATE SERVICE**

**PROGRAM OF THE REAL ESTATE CONSULTANTS LICENSURE  
EXAMINATION ON DECEMBER 9, 2021 (WRITTEN) AND JANUARY 3-7, 10-14, 17-21,  
AND FEBRUARY 7-11, 14-18, 21-25, 2022 (REVALIDA) IN MANILA**

DATE/TIME	SUBJECTS	WEIGHT
<b><u>DECEMBER 9, 2021 (THURSDAY)</u></b>		
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%
<b><u>JANUARY 3-7, 10-14, 17-21, AND FEBRUARY 7-11, 14-18, 21-25, 2022 (MONDAY TO FRIDAY)</u></b>		
9:00 a.m. – 5: 00 p.m.	Project Feasibility Study (PFS)	20%
	Defense/Revalida of the PFS	<u>20%</u>
<b>Total Weight</b>		<b>100%</b>

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](http://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.

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Post Enhanced/Local Community Quarantine Interim Guidelines

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
  - g. Valuables and other allowed items)
  - h. Health Forms (Pursuant to Memorandum No. 68 (s. 2020)
  - i. Negative RT-PCR Test Results, if applicable, or Certificate of Quarantine (Pursuant to Memorandum No. 68 (s 2020)
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. Per Memorandum Order No. 24 (s 2020)<sup>1</sup> the following precautionary measures and protocols shall be observed and implemented during the conduct of licensure examination such as, but not limited to:
  - i. All examinees shall be required to wear and bring their own protective face mask and alcohol-based sanitizers. For identity verification purposes and pre-examination checking of examination paraphernalia, the face mask shall be required to be properly taken off temporarily to show the examinees' face and the inner part of the facemask. Face masks during the progress of the exam shall not be allowed to be taken off.
  - ii. All examination personnel shall be provided with extra protective face masks or face shield and latex gloves.
  - iii. All examinees and examination personnel shall be required to queue upon entry with a one-meter distance radius from other examinees.
  - iv. Body temperature shall be taken through thermal scanners prior entry to the testing venue premises. Those with fever, cough or colds shall not be allowed entry to the testing venues. Affected examinees shall be allowed, however, to take the next licensure exam without additional cost.
  - v. Physical/social distancing among and between examinees and examination personnel during the entirety of the exam and during their entire stay at the testing venue shall be observed. Congregation, gathering or assembly within the examination rooms, hallways or any area within the testing venue shall be strictly prohibited.
  - vi. All examinees and examination personnel shall not be allowed to go outside the examination room during break time and lunch time. They shall be advised to bring their own packed lunch and snacks with them to be placed under their seats, and to be taken out only during break time.
  - vii. Proper hand hygiene shall be observed particularly every after use of the restrooms.
  - viii. Prior to entry to the examination rooms, examinees shall be required to sanitize their hands and their plastic envelopes with their sanitizers or alcohol.
  - ix. Prior to the distribution of the Test Questionnaires/Booklet, examinees shall again be required to sanitize their hands using their alcohol or hand sanitizers. Hand sanitizers thereafter shall be placed in their transparent envelopes and

shall be deposited or placed at the designated area of the examination room. The same process shall be done every start of each examination subject.

- x. The testing venues shall be required to conduct thermal scanning procedure including the provision of sanitizing footbath and for their security personnel to implement proper COVID-19 precautionary measures.
7. In addition to the above, pursuant to Memorandum No. 68 (s. 2020), the examinees are required to submit **RT- PCR Test Results**, if falling under the groups stated in DOH Memorandum 2020-258A, **or Certificate of Quarantine**. Only those examinees with negative results shall be allowed to take the examination. Please see this link <https://www.prc.gov.ph/sites/default/files/2020-68Memo.pdf> for detailed information.
8. 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  
September 27, 2021*

**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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OCB/OEG /ann  
