

## ABPL90011 Advanced Property Analysis

<b>Credit Points:</b>	12.50		
<b>Level:</b>	9 (Graduate/Postgraduate)		
<b>Dates &amp; Locations:</b>	2010, Parkville This subject commences in the following study period/s: Semester 2, Parkville - Taught on campus. On campus		
<b>Time Commitment:</b>	Contact Hours: 1x2 hour lecture per week; 1x1 hour tutorial per week Total Time Commitment: 120 hours		
<b>Prerequisites:</b>	The following subject is a pre-requisite:		
	<b>Subject</b>	<b>Study Period Commencement:</b>	<b>Credit Points:</b>
	702-353 Statutory Valuation	Not offered 2010	
	OR		
	<b>Subject</b>	<b>Study Period Commencement:</b>	<b>Credit Points:</b>
	ABPL90045 Statutory Valuation (PG)	Semester 1	12.50
	or equivalent		
<b>Corequisites:</b>	None specified		
<b>Recommended Background Knowledge:</b>	None specified		
<b>Non Allowed Subjects:</b>	You are not eligible to enrol in this subject if you have already completed the subject below:		
	<b>Subject</b>	<b>Study Period Commencement:</b>	<b>Credit Points:</b>
	ABPL40016 Advanced Property Analysis	Semester 2	12.50
<b>Core Participation Requirements:</b>	For the purposes of considering requests for Reasonable Adjustments under the Disability Standards for Education (Cwth 2005), and Students Experiencing Academic Disadvantage Policy, academic requirements for this subject are articulated in the Subject Description, Subject Objectives, Generic Skills and Assessment Requirements of this entry. The University is dedicated to provide support to those with special requirements. Further details on the disability support scheme can be found at the Disability Liaison Unit website: <a href="http://www.services.unimelb.edu.au/disability/">http://www.services.unimelb.edu.au/disability/</a>		
<b>Coordinator:</b>	Dr Harry Karamujic		
<b>Contact:</b>	Environments and Design Student Centre T: +61 3 8344 6417/9862 F: +61 3 8344 5532 Email: <a href="mailto:msd-courseadvice@unimelb.edu.au">msd-courseadvice@unimelb.edu.au</a>		
<b>Subject Overview:</b>	<p>This subject builds on property fundamentals and focuses on research in the real estate market. The subject aims to give you a range of applied skills in advanced property analysis, such as:</p> <ul style="list-style-type: none"> <li># contemporary consideration in valuation of specialist properties (e.g. rural properties, shopping centres, retirement homes, leisure centres, resorts, easements, etc);</li> <li># advanced financial analysis;</li> <li># composition and functioning of the property lending market;</li> <li># property lenders and lending products;</li> <li># the determination (and assessment of major determinants) of lending interest rate;</li> </ul>		

	<ul style="list-style-type: none"> <li># contemporary risk issues;</li> <li># measurement of returns.</li> </ul>
<b>Objectives:</b>	<p>When you have completed this subject you should be able to:</p> <ul style="list-style-type: none"> <li># use a variety of market research techniques;</li> <li># appreciate the challenges faced when assessing the value of non conventional property;</li> <li># understand both basic and advanced techniques of financial analysis and how they apply to property analysis;</li> <li># understand composition and functioning of the property lending market;</li> <li># appreciate complexities and interdependencies of risk and return relationship;</li> <li># understand how Australian lenders determine their lending interest rates;</li> <li># develop the necessary skills to undertake a small research project.</li> </ul>
<b>Assessment:</b>	<p>One three-hour end of semester examination (50%).One class presentation (15%) and One assignment (35%) both due at the end of the semester.Presentation and assignment totalling no more than 3,000 words. A minimum grade of at least 40% must be achieved in the final examination to pass the subject.</p>
<b>Prescribed Texts:</b>	<p>Whipple, R.T.M (2006) Property Valuation and Analysis, second edition, published by the Law Book Company Limited.Australian Property Institute, The Valuation of Real Estate, API, Canberra, 2007.Expanded lecture notes and additional prescribed and recommended readings (provided on the LMS).</p>
<b>Breadth Options:</b>	<p>This subject is not available as a breadth subject.</p>
<b>Fees Information:</b>	<p>Subject EFTSL, Level, Discipline &amp; Census Date, <a href="http://enrolment.unimelb.edu.au/fees">http://enrolment.unimelb.edu.au/fees</a></p>
<b>Generic Skills:</b>	<p>On completion of the subject students should have developed the following generic skills and capabilities:</p> <ul style="list-style-type: none"> <li># professional/industry communication;</li> <li># applied research skills;</li> <li># analytical and problem solving skills.</li> </ul>
<b>Related Course(s):</b>	<p>Graduate Diploma in Property Valuation Master of Property Master of Property</p>