

# ABPL30006 Property Resource Analysis

<b>Credit Points:</b>	12.50						
<b>Level:</b>	3 (Undergraduate)						
<b>Dates &amp; Locations:</b>	2011, Parkville This subject commences in the following study period/s: Semester 1, Parkville - Taught on campus.						
<b>Time Commitment:</b>	Contact Hours: 36 hours Total Time Commitment: 150						
<b>Prerequisites:</b>	The following subject is a pre-requisite: <table border="1" data-bbox="387 555 1485 703"> <thead> <tr> <th>Subject</th> <th>Study Period Commencement:</th> <th>Credit Points:</th> </tr> </thead> <tbody> <tr> <td>ABPL20004 Principles of Property Valuation</td> <td>Semester 2</td> <td>12.50</td> </tr> </tbody> </table>	Subject	Study Period Commencement:	Credit Points:	ABPL20004 Principles of Property Valuation	Semester 2	12.50
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ABPL20004 Principles of Property Valuation	Semester 2	12.50					
<b>Corequisites:</b>	None specified						
<b>Recommended Background Knowledge:</b>	None specified						
<b>Non Allowed Subjects:</b>	None specified						
<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 Hao Wu						
<b>Contact:</b>	Email: <a href="mailto:haow@unimelb.edu.au">haow@unimelb.edu.au</a> ( <a href="mailto:haow@unimelb.edu.au">mailto:haow@unimelb.edu.au</a> )						
<b>Subject Overview:</b>	<p>This final year, core subject for the Bachelor of Environments property major examines economic, physical/ environmental, financial and legal aspects relating to the analysis of property – both quantitative and qualitative – leading to effective property resource allocation outcomes. It draws together the prerequisite analytical approaches required for effective study in the subsequent capstone studio subject relevant to high order support for client decision-making within a dynamic commercial property market context.</p> <p>Topics include:</p> <ul style="list-style-type: none"> <li># decision-making framework in a property context;</li> <li># benefit cost analysis;</li> <li># Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis;</li> <li># Discounted Cash Flow (DCF) and associated metrics;</li> <li># identifying client requirements and meeting their expectations;</li> <li># the role of effective communication; quantitative and qualitative data interpretation and presentation: contextual example and case studies;</li> <li># the role of property finance and taxation; market constraints and opportunities for arbitrage; emergence of property securitisation and other novel off- market property vehicles and initiatives;</li> <li># International industry benchmarking.</li> </ul>						
<b>Objectives:</b>	When students have completed this subject they should be able to:						

	<ul style="list-style-type: none"> <li># understand the character and role of property resource analysis systems and practices across a range of property types from a range of stakeholder perspectives;</li> <li># be aware of the social, legal, economic and environmental impacts of property resource analysis and of anticipated emerging opportunities;</li> <li># access, interpret and communicate data relevant to current property resource issues.</li> </ul>
<b>Assessment:</b>	One three-hour end of semester examination (70%).One individual assignment (30%) totalling not more than 2000 words. A minimum grade of 40% must be achieved in the examination in order to pass the subject.
<b>Prescribed Texts:</b>	Valuation of Real Estate by Australian Property Institute, 2007 edition. Property Valuation and Analysis, by Whipple RTM, 2nd ed. Law Book Company, Sydney, 2006.
<b>Breadth Options:</b>	<p>This subject potentially can be taken as a breadth subject component for the following courses:</p> <ul style="list-style-type: none"> <li># <b>Bachelor of Arts</b> (<a href="https://handbook.unimelb.edu.au/view/2011/B-ARTS">https://handbook.unimelb.edu.au/view/2011/B-ARTS</a>)</li> <li># <b>Bachelor of Biomedicine</b> (<a href="https://handbook.unimelb.edu.au/view/2011/B-BMED">https://handbook.unimelb.edu.au/view/2011/B-BMED</a>)</li> <li># <b>Bachelor of Commerce</b> (<a href="https://handbook.unimelb.edu.au/view/2011/B-COM">https://handbook.unimelb.edu.au/view/2011/B-COM</a>)</li> <li># <b>Bachelor of Environments</b> (<a href="https://handbook.unimelb.edu.au/view/2011/B-ENVS">https://handbook.unimelb.edu.au/view/2011/B-ENVS</a>)</li> <li># <b>Bachelor of Music</b> (<a href="https://handbook.unimelb.edu.au/view/2011/B-MUS">https://handbook.unimelb.edu.au/view/2011/B-MUS</a>)</li> <li># <b>Bachelor of Science</b> (<a href="https://handbook.unimelb.edu.au/view/2011/B-SCI">https://handbook.unimelb.edu.au/view/2011/B-SCI</a>)</li> <li># <b>Bachelor of Engineering</b> (<a href="https://handbook.unimelb.edu.au/view/2011/B-ENG">https://handbook.unimelb.edu.au/view/2011/B-ENG</a>)</li> </ul> <p>You should visit <b>learn more about breadth subjects</b> (<a href="http://breadth.unimelb.edu.au/breadth/info/index.html">http://breadth.unimelb.edu.au/breadth/info/index.html</a>) and read the breadth requirements for your degree, and should discuss your choice with your student adviser, before deciding on your subjects.</p>
<b>Fees Information:</b>	Subject EFTSL, Level, Discipline & Census Date, <a href="http://enrolment.unimelb.edu.au/fees">http://enrolment.unimelb.edu.au/fees</a>
<b>Generic Skills:</b>	<p>Upon successful completion of this subject students will have had the opportunity to develop the following generic skills:</p> <ul style="list-style-type: none"> <li># analytical skills -an enquiring and analytical approach to the determination of appropriate property resource allocation decisions;</li> <li># communication skills -an enhanced ability to communicate analysed interpretations of property resource allocation outcomes through written and oral presentations;</li> <li># problem solving skill -an increased body of knowledge associated with resolution of contemporary issues and practices in property resource allocation;</li> <li># team working skills -an enhanced ability to generate and communicate a range of relevant property resource analysis practices and procedures at an appropriate academic and professional standard.</li> </ul>
<b>Related Majors/Minors/Specialisations:</b>	Property
<b>Related Breadth Track(s):</b>	Property