

## ABPL40016 Advanced Property Analysis

<b>Credit Points:</b>	12.50									
<b>Level:</b>	4 (Undergraduate)									
<b>Dates &amp; Locations:</b>	2012, Parkville This subject commences in the following study period/s: Semester 2, Parkville - Taught on campus.									
<b>Time Commitment:</b>	Contact Hours: 36 hours: 1x2 hour lecture per week; 1x1 hour tutorial per week Total Time Commitment: 120 hours									
<b>Prerequisites:</b>	Either one of the subjects below or an equivalent. <table border="1" data-bbox="387 573 1485 779"> <thead> <tr> <th>Subject</th> <th>Study Period Commencement:</th> <th>Credit Points:</th> </tr> </thead> <tbody> <tr> <td>702-353 Statutory Valuation</td> <td>Semester 1</td> <td>12.50</td> </tr> <tr> <td>ABPL90045 Statutory Valuation (PG)</td> <td>Semester 1, Semester 2</td> <td>12.50</td> </tr> </tbody> </table>	Subject	Study Period Commencement:	Credit Points:	702-353 Statutory Valuation	Semester 1	12.50	ABPL90045 Statutory Valuation (PG)	Semester 1, Semester 2	12.50
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702-353 Statutory Valuation	Semester 1	12.50								
ABPL90045 Statutory Valuation (PG)	Semester 1, Semester 2	12.50								
<b>Corequisites:</b>	None									
<b>Recommended Background Knowledge:</b>	None									
<b>Non Allowed Subjects:</b>	<table border="1" data-bbox="387 947 1485 1095"> <thead> <tr> <th>Subject</th> <th>Study Period Commencement:</th> <th>Credit Points:</th> </tr> </thead> <tbody> <tr> <td>ABPL90011 Advanced Property Analysis</td> <td>Semester 2</td> <td>12.50</td> </tr> </tbody> </table>	Subject	Study Period Commencement:	Credit Points:	ABPL90011 Advanced Property Analysis	Semester 2	12.50			
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<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, Dr Harry Karamujic									
<b>Contact:</b>	Environments and Design Student Centre Ground Floor, Baldwin Spencer (building 113) Enquiries Phone: 13 MELB (13 6352) Website: <a href="http://www.msd.unimelb.edu.au">http://www.msd.unimelb.edu.au</a> ( <a href="http://www.msd.unimelb.edu.au">http://www.msd.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, retirements 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 rates;</li> <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>	Class presentation and assignments totaling no more than 3000 words (50%). One three hour end of semester examination (50%). A minimum grade of at least 40% must be achieved in the final examination to pass the subject.
<b>Prescribed Texts:</b>	Whipple, R. T. M., Property Valuation and Analysis, Law Book Company Limited, 1995. Australian Property Institute, The Valuation of Real Estate, API, Canberra, 2007
<b>Breadth Options:</b>	This subject is not available as a breadth subject.
<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>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>	Bachelor of Property and Construction Bachelor of Property and Construction (Honours)