

## FNCE20004 Introduction to Real Estate Analysis

<b>Credit Points:</b>	12.50
<b>Level:</b>	2 (Undergraduate)
<b>Dates &amp; Locations:</b>	This subject is not offered in 2013.
<b>Time Commitment:</b>	Contact Hours: Three hours per week. Total Time Commitment: Not available
<b>Prerequisites:</b>	Either <b>FNCE10001 Finance 1</b> ( <a href="http://handbook.unimelb.edu.au/view/current/FNCE10001">../view/current/FNCE10001</a> ) or <b>FNCE20001 Business Finance</b> ( <a href="http://handbook.unimelb.edu.au/view/current/FNCE20001">../view/current/FNCE20001</a> ) .
<b>Corequisites:</b>	None
<b>Recommended Background Knowledge:</b>	Please refer to Prerequisites and Corequisites.
<b>Non Allowed Subjects:</b>	None
<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 for 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>Contact:</b>	<a href="mailto:rlbrown@unimelb.edu.au">rlbrown@unimelb.edu.au</a> ( <a href="mailto:rlbrown@unimelb.edu.au">mailto:rlbrown@unimelb.edu.au</a> )
<b>Subject Overview:</b>	This subject applies the financial skills acquired in Finance I to analyse investments in residential and commercial real estate. A firm understanding of real estate markets is essential to these analyses. The subject will examine the operation of the markets for owner-occupied and rental housing, the operation of markets for commercial space for retail, office and industrial uses and the mortgage market. The lectures develop answers to questions such as: What is the role of uncertainty in determining real estate prices? Do demographic changes explain trends in home ownership? Why do some retail areas succeed and others fail? Where possible, data from Australian and world markets will be used to develop the answers to these questions and to illustrate the concepts presented in the lectures.
<b>Objectives:</b>	Information not available.
<b>Assessment:</b>	A 2-hour end-of-semester examination (70%) and written assignments not exceeding 3000 words (30%).
<b>Prescribed Texts:</b>	You will be advised of prescribed texts by your lecturer.
<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/2013/B-ARTS">https://handbook.unimelb.edu.au/view/2013/B-ARTS</a>)</li> <li># <b>Bachelor of Biomedicine</b> (<a href="https://handbook.unimelb.edu.au/view/2013/B-BMED">https://handbook.unimelb.edu.au/view/2013/B-BMED</a>)</li> <li># <b>Bachelor of Environments</b> (<a href="https://handbook.unimelb.edu.au/view/2013/B-ENVS">https://handbook.unimelb.edu.au/view/2013/B-ENVS</a>)</li> <li># <b>Bachelor of Music</b> (<a href="https://handbook.unimelb.edu.au/view/2013/B-MUS">https://handbook.unimelb.edu.au/view/2013/B-MUS</a>)</li> <li># <b>Bachelor of Science</b> (<a href="https://handbook.unimelb.edu.au/view/2013/B-SCI">https://handbook.unimelb.edu.au/view/2013/B-SCI</a>)</li> <li># <b>Bachelor of Engineering</b> (<a href="https://handbook.unimelb.edu.au/view/2013/B-ENG">https://handbook.unimelb.edu.au/view/2013/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>	<ul style="list-style-type: none"><li># High level of development: problem solving; application of theory to practice; synthesis of data and other information.</li><li># Moderate level of development: written communication; statistical reasoning; interpretation and analysis; critical thinking; evaluation of data and other information; accessing data and other information from a range of sources.</li><li># Some level of development: oral communication; use of computer software.</li></ul>
<b>Related Breadth Track(s):</b>	Real Estate and the Australian Dream