ABPL90275 Property Resources and Management

Credit Points:	12.5
Level:	9 (Graduate/Postgraduate)
Dates & Locations:	2015, Parkville This subject commences in the following study period/s: Semester 2, Parkville - Taught on campus.
Time Commitment:	Contact Hours: 36 hours: 24 hours of lectures; 12 hours of tutorials. Total Time Commitment: 170 Hours
Prerequisites:	**Subject** / **Study Period Commencement:** / **Credit Points:** ABPL90274 Property Markets and Valuations / Semester 1 / 12.50
Corequisites:	None
Recommended Background Knowledge:	Conversant with Excel spreadsheet construction including financial and statistical functions.
Non Allowed Subjects:	None
Core Participation Requirements:	For the purposes of considering request for Reasonable Adjustments under the Disability Standards for Education (Cwth 2005), and Student Support and Engagement Policy, academic requirements for this subject are articulated in the Subject Overview, Learning Outcomes, Assessment and Generic Skills sections of this entry. It is University policy to take all reasonable steps to minimise the impact of disability upon academic study, and reasonable adjustments will be made to enhance a student's participation in the University's programs. Students who feel their disability may impact on meeting the requirements of this subject are encouraged to discuss this matter with a Faculty Student Adviser and Student Equity and Disability Support: http://services.unimelb.edu.au/disability
Coordinator:	Dr Christopher Heywood, Dr Hao Wu
Contact:	**Environments and Design Student Centre** Ground Floor, Baldwin Spencer (building 113) *Enquiries* Phone: 13 MELB (13 6352) Web: **http://edsc.unimelb.edu.au/ (http://edsc.unimelb.edu.au/)** Email: **edsc-enquiries@unimelb.edu.au (mailto:edsc-enquiries@unimelb.edu.au)**
Subject Overview:	This subject aims to provide a range of applied skills to operate as a property professional in the area of property valuation and management. The subject examines: # ownership and use perspectives as they apply to investment, valuation and management of real property as a business; # property classes, market sectors and specialised properties; # managing the physical asset in the various ownership and use scenarios, including legal, OHS, risk management, environmental and market demands; # lease income and management. The application of quantitative methods in analysis will be emphasised. These will include: discounted cashflow analysis, real estate finance and financial analysis, post taxation analysis and securitisation.
Learning Outcomes:	At the conclusion of this subject, students should be able to: # model property valuation and investment financial flows; # understand the principles and techniques of property and asset valuation and analysis;

	# understand the effects of taxation and finance on property investment and development; # understand the character and role of property management systems and practices across a range of property types from a range of stakeholder perspectives; # be aware of the social, legal, economic and environmental impacts of property.
Assessment:	One 3-hour end of semester examination (60%). One assignment in the first half of semester (20%), equivalent 1000 words. One assignment due at the end of the semester (20%), equivalent 1000 words. A minimum grade of 40% must be achieved in the examination in order to pass the subject.
Prescribed Texts:	Valuation of Real Estate, Australian Property Institut, 2007.
Breadth Options:	This subject is not available as a breadth subject.
Fees Information:	Subject EFTSL, Level, Discipline & Census Date, http://enrolment.unimelb.edu.au/fees
Generic Skills:	In this subject students will develop: # computer skills using spreadsheets, online data bases and investment analysis software; # analytical skills – financial analysis techniques and taxation allowances in solving investment property valuation and analysis problems; # communication skills – an enhanced ability to communicate analysed interpretations of property management outcomes through written and oral presentations; # problem solving skills – an increased body of knowledge associated with resolution of contemporary issues and practices in property management; # team working skills – an enhanced ability to generate and communicate a range of relevant property management practices and procedures at an appropriate academic and professional standard.
Related Course(s):	Graduate Diploma in Property Valuation Master of Property
Related Majors/Minors/ Specialisations:	300 point Master of Property Melbourne School of Design multidisciplinary elective subjects