### FACILITY MANAGEMENT

<table>
<thead>
<tr>
<th>Subject Code</th>
<th>BRE437</th>
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<tbody>
<tr>
<td>Level</td>
<td>4</td>
</tr>
<tr>
<td>Contact Hours</td>
<td>Lect:21 Sem/Tut:21</td>
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<tr>
<td>Student Effort Hours</td>
<td>120</td>
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<tr>
<td>Assessment Method</td>
<td>Coursework 50% Examination 50%</td>
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<tr>
<td>Credit Value</td>
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<tr>
<td>Pre-requisites</td>
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<tr>
<td>Co-requisites</td>
<td>Nil</td>
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<tr>
<td>Exclusions</td>
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<tr>
<td>Subject Leader/ Lecturer/Dept.</td>
<td>W.S. Lu (BRE)</td>
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### Subject Aim:

This subject is intended to:

- Introducing the concept of facilities management and its application in various organizations. The development of facility management, the challenges and opportunities for facility manager will be examined. Contemporary issues in benchmarking, facility audit, building performance assessment, corporate real estate portfolio management and finance will also be discussed.

### Learning Outcomes:

Students will demonstrate their ability to:

1. Articulate management concepts within a variety of facility contexts.
2. Assess the performance of a real estate facility across a wide range of performance criteria.
3. Assess the performance of a real estate investment portfolio.
4. Analyse the role of a facility manager, and apply key competences of a manager on problem solving and decision making.

### Brief Syllabus Content:

Basic concepts of facility management – an integrated approach
The changing workplace – space utilization and intelligent buildings requirements
Growth of facility management in Hong Kong – portfolios and institutions
Benchmarking – key performance indicators
Facility audit and building performance assessment – criteria of assessment, HK-Beam, IBI, etc.
Outsourcing – cost and benefit analysis, basic concepts of outsourcing
Corporate real estate portfolio management – evaluation of real estate performance, decision of acquisition to dis-investment, asset management, real options approach.
Portfolio selection – Applications of portfolio theory and capital asset pricing model in selecting property portfolio

### Learning and Teaching Approach (tasks and activities designed to achieve learning outcomes):

The programme will consist of formal lectures to introduce the concept and theory of facility management. External speakers will be invited, where possible, to present case studies to illustrate the principles introduced. Students will also be encouraged to participate in project-based tasks to apply concepts and tools introduced.

### Assessment strategy (assessment of student performance resulting from learning tasks):

Assessment will be based on coursework [50%] and examination [50%].

*Teaching activities: Lecture (LT)/Tutorial (TU)/Seminar (SM)/Drawing (DW)/Laboratory or Practical (LB)/Studio (ST)/Workshop (WS)/Project (PJ)/Field Study (FS)/Guided Study (GS)/Visit (VS)*
Reading List:

Recommended:

IFMA, (1999). Outlook on Outsourcing, IFMA, Houston

Supplementary:


Journals for references:

Facilities
Facility Management Journal
IFMA News
Property Management