### PROPERTY MANAGEMENT II

**Subject Code**: BRE432  
**Level**: 4  
**Contact Hours**: Lect:21 TU/SEM:21  
**Student Effort Hours**: 120  
**Assessment Method**: Coursework 30% Examination 70%

**Subject Aim:**

*This subject is intended to:*

1. Provide the student with the skills to carry out the efficient maintenance and management of property.  
2. Evaluate the role of property management.  
3. Evaluate the role of property management in various organizations.

**Learning Outcomes:**

*Students will demonstrate their ability to:*

1. Evaluate the concepts, tools and techniques of property management operations.  
2. Evaluate the interactions between property different types of stakeholders within the economic and social environment.  
3. Apply property management techniques to ensure the efficient use and maintenance of buildings.  
4. Possess a knowledge of contemporary issues.

**Brief Syllabus Content:**

Legal framework of property management: Building Management Ordinance, Landlord and Tenant (Consolidation) Ordinance and Deed of Mutual Covenant.  

Financial framework of maintenance and capital expenditure for different types of building works, service and management charge implementation and analysis.  

Application of management information systems to property management tasks and the development of property performance measurement systems.  

Wherever possible, case studies will be used to illustrate how management principles can be applied into property management practice.
**Learning and Teaching Approach** *(tasks and activities designed to achieve learning outcomes):*

Teaching will utilize problem based learning approach. Lectures will provide basic concepts to enhance students in future research. Tutorial sessions will be used to underpin and develop the learning established in the lecture by workshops on practical issues and seminars on key themes. Outside speakers will be invited to give talks on current property management practices in Hong Kong as well as other countries.

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

Examination and coursework will constitute 70% and 30% of the overall mark for the subject respectively. The coursework mark will be based on the assignments and presentations.

**Reading List:**

**Recommended:**

- RICS (1993) *Economic and Property Cycles*
- RICS Guidance Notes: (1995) *Commercial Property Management*
- RICS Guidance Notes: (1995) *An Elemental Analysis of Services Charges*
- 香港地產學會(2001)，物業管理專業手冊， 商務印書館(香港)有限公司

**Supplementary:**

- Loo F. (1991) *Property Management in Hong Kong*, HKU