

Subject Description Form

Subject Code	BRE432
Subject Title	Property Management II
Credit Value	3
Level	4
Pre-requisite	BRE341 or its equivalent
Objectives	<ol style="list-style-type: none"> 1. To stimulate the students in tackling practical property management issues. 2. To enhance the abilities of the students in the interpretation of relevant legislations and guidelines that related to property management. 3. To analyze property management standards of selected regions.
Intended Learning Outcomes	<p>Upon completion of the subject, students will be able to:</p> <ol style="list-style-type: none"> a. Evaluate the concepts, tools and techniques of property management operations. b. Apply current legislative measures which affect property management in maintenance, usage and taxation cases. c. Apply the techniques of property management to solve complex management problems in both private and public sectors. d. Explore the sources of conflicts between different types of stakeholders within the economic and social environment and their remedies. e. Possess knowledge of contemporary issues.
Subject Synopsis/ Indicative Syllabus	<p>Legal framework of property management: Building Management Ordinance, Landlord and Tenant (Consolidation) Ordinance and Deed of Mutual Covenant.</p> <p>Financial framework of maintenance and capital expenditure for different types of building works, service and management charge implementation and analysis.</p> <p>Application of conflict management and human resources management to property management tasks and the development of property performance measurement systems.</p> <p>Wherever possible, case studies will be used to illustrate how management principles can be applied into property management practice.</p>
Teaching/Learning Methodology	<p>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.</p>

Assessment Methods in Alignment with Intended Learning Outcomes	Specific assessment methods/tasks	% weighting	Intended subject learning outcomes to be assessed (Please tick as appropriate)				
			a	b	c	d	e
	1. Coursework	30 %	✓	✓	✓	✓	✓
2. Examinations	70 %	✓	✓	✓	✓	✓	
Total	100 %						
<p>Explanation of the appropriateness of the assessment methods in assessing the intended learning outcomes:</p> <p>Students will be assessed through both coursework and examination. Coursework will consist of 1 term paper and problem solving assignments in the form of quiz.</p> <p>Both examination and coursework assess learning outcome a to e.</p>							
Student Study Effort Expected	Class contact:						
	▪ Lectures						26 Hrs.
	▪ Tutorials						13 Hrs.
	Other student study effort:						
	▪ Self-studies						120 Hrs.
	▪						Hrs.
	Total student study effort						159 Hrs.
Reading List and References	Reading List:						
	<p>Recommended:</p> <p>Buildings Department (2002), “Building Maintenance Guidebook”, Hong Kong SAR Government</p> <p>Chiu, L.H.R. (2006), Professional Housing Management in Hong Kong, Hong Kong University Press</p> <p>Goo, S.H., and Lee, A., (2003) Land Law in Hong Kong, Butterworths</p> <p>Malcolm Merry (2003), “Hong Kong Tenancy Law”, Butterworths</p> <p>Mau, S.D., (2006), Hong Kong Legal Principles: Important Topics for Students and Professionals, Hong Kong University Press</p> <p>Paul Kent, Malcolm Merry and Megan Walters (2002), “Building Management in Hong Kong”, Butterworths</p>						

Robert C. Kyle (2000), "Property Management", 6e, Dearborn Financial Publishing

Sihombing, J., and Wilkinson, M., (2002) A Student's Guide to Hong Kong Conveyancing, Butterworths

Supplementary:

Geltner, D and Miller, N. G. (2001), " Commercial Real Estate Analysis and Investment", Prentice Hall

Joseph W. DeCarlo, (1997), "Property Management", Prentice Hall.

Corgel, John B. (2001), "Real Estate Perspectives: An Introduction to Real Estate", 4e, McGraw-Hill

David Flux, (2005), "Hong Kong Taxation: Law & Practice (2008-09 Edition)", The Chinese University Press