



# PROP13002 *Property Management*

## Term 2 - 2018

Profile information current as at 09/05/2024 08:42 am

All details in this unit profile for PROP13002 have been officially approved by CQUniversity and represent a learning partnership between the University and you (our student). The information will not be changed unless absolutely necessary and any change will be clearly indicated by an approved correction included in the profile.

### General Information

#### Overview

This unit covers the theory and practice of professional real property management. You will examine the functions, roles and responsibilities of property managers at the various levels of the property management hierarchy within the broader context of the parameters that govern the property industry. You will explore the practical requirements and skills required for effective and ethical property management across a range of property types, including focused research skills to resolve emerging practical problems.

#### Details

Career Level: *Undergraduate*

Unit Level: *Level 3*

Credit Points: 6

Student Contribution Band: 10

Fraction of Full-Time Student Load: 0.125

#### Pre-requisites or Co-requisites

There are no requisites for this unit.

Important note: Students enrolled in a subsequent unit who failed their pre-requisite unit, should drop the subsequent unit before the census date or within 10 working days of Fail grade notification. Students who do not drop the unit in this timeframe cannot later drop the unit without academic and financial liability. See details in the [Assessment Policy and Procedure \(Higher Education Coursework\)](#).

#### Offerings For Term 2 - 2018

- Distance

#### Attendance Requirements

All on-campus students are expected to attend scheduled classes – in some units, these classes are identified as a mandatory (pass/fail) component and attendance is compulsory. International students, on a student visa, must maintain a full time study load and meet both attendance and academic progress requirements in each study period (satisfactory attendance for International students is defined as maintaining at least an 80% attendance record).

#### Website

[This unit has a website, within the Moodle system, which is available two weeks before the start of term. It is important that you visit your Moodle site throughout the term. Please visit Moodle for more information.](#)

## Class and Assessment Overview

### Recommended Student Time Commitment

Each 6-credit Undergraduate unit at CQUniversity requires an overall time commitment of an average of 12.5 hours of study per week, making a total of 150 hours for the unit.

### Class Timetable

#### [Regional Campuses](#)

Bundaberg, Cairns, Emerald, Gladstone, Mackay, Rockhampton, Townsville

#### [Metropolitan Campuses](#)

Adelaide, Brisbane, Melbourne, Perth, Sydney

### Assessment Overview

#### 1. **Report**

Weighting: 50%

#### 2. **Examination**

Weighting: 50%

### Assessment Grading

This is a graded unit: your overall grade will be calculated from the marks or grades for each assessment task, based on the relative weightings shown in the table above. You must obtain an overall mark for the unit of at least 50%, or an overall grade of 'pass' in order to pass the unit. If any 'pass/fail' tasks are shown in the table above they must also be completed successfully ('pass' grade). You must also meet any minimum mark requirements specified for a particular assessment task, as detailed in the 'assessment task' section (note that in some instances, the minimum mark for a task may be greater than 50%). Consult the [University's Grades and Results Policy](#) for more details of interim results and final grades.

## CQUniversity Policies

**All University policies are available on the [CQUniversity Policy site](#).**

You may wish to view these policies:

- Grades and Results Policy
- Assessment Policy and Procedure (Higher Education Coursework)
- Review of Grade Procedure
- Student Academic Integrity Policy and Procedure
- Monitoring Academic Progress (MAP) Policy and Procedure – Domestic Students
- Monitoring Academic Progress (MAP) Policy and Procedure – International Students
- Student Refund and Credit Balance Policy and Procedure
- Student Feedback – Compliments and Complaints Policy and Procedure
- Information and Communications Technology Acceptable Use Policy and Procedure

This list is not an exhaustive list of all University policies. The full list of University policies are available on the [CQUniversity Policy site](#).

## Unit Learning Outcomes

**On successful completion of this unit, you will be able to:**

1. Demonstrate the theory underlying property management practice
2. Analyse and propose solutions for practical and ethical problems in the property management
3. Research emerging legal, and practical issues in property management.

## Alignment of Learning Outcomes, Assessment and Graduate Attributes

 N/A Level	 Introductory Level	 Intermediate Level	 Graduate Level	 Professional Level	 Advanced Level
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### Alignment of Assessment Tasks to Learning Outcomes

Assessment Tasks	Learning Outcomes		
	1	2	3
1 - Report - 50%		•	•
2 - Examination - 50%	•		•

### Alignment of Graduate Attributes to Learning Outcomes

Graduate Attributes	Learning Outcomes		
	1	2	3
1 - Communication	•	•	•
2 - Problem Solving	•	•	•
3 - Critical Thinking	•	•	•
4 - Information Literacy	•	•	•
5 - Team Work			
6 - Information Technology Competence	•	•	•
7 - Cross Cultural Competence			
8 - Ethical practice	•	•	•
9 - Social Innovation			
10 - Aboriginal and Torres Strait Islander Cultures			

### Alignment of Assessment Tasks to Graduate Attributes

Assessment Tasks	Graduate Attributes									
	1	2	3	4	5	6	7	8	9	10
1 - Report - 50%	•	•	•	•		•		•		
2 - Examination - 50%	•	•	•	•		•		•		

## Textbooks and Resources

### Textbooks

**There are no required textbooks.**

#### Additional Textbook Information

Study guide, lecture materials and relevant readings will be provided in the Unit Moodle site.

### IT Resources

**You will need access to the following IT resources:**

- CQUniversity Student Email
- Internet
- Unit Website (Moodle)

## Referencing Style

All submissions for this unit must use the referencing style: [American Psychological Association 6th Edition \(APA 6th edition\)](#)

For further information, see the Assessment Tasks.

## Teaching Contacts

**Delwar Akbar** Unit Coordinator  
[d.akbar@cqu.edu.au](mailto:d.akbar@cqu.edu.au)

## Schedule

### Week 1 - 09 Jul 2018

Module/Topic	Chapter	Events and Submissions/Topic
Property management: Context and functionality		

### Week 2 - 16 Jul 2018

Module/Topic	Chapter	Events and Submissions/Topic
Property and the property market		

### Week 3 - 23 Jul 2018

Module/Topic	Chapter	Events and Submissions/Topic
Rules and regulation for property asset management		

### Week 4 - 30 Jul 2018

Module/Topic	Chapter	Events and Submissions/Topic
Key stakeholders in property asset management		

### Week 5 - 06 Aug 2018

Module/Topic	Chapter	Events and Submissions/Topic
Other stakeholders in property asset management		

### Vacation Week - 13 Aug 2018

Module/Topic	Chapter	Events and Submissions/Topic
<b>Week 6 - 20 Aug 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
The planning functions of property management		
<b>Week 7 - 27 Aug 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
Maintenance management functions		<b>Planning function and maintenance management</b> Due: Week 7 Friday (31 Aug 2018) 10:45 pm AEST
<b>Week 8 - 03 Sep 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
Lease construction		
<b>Week 9 - 10 Sep 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
Lease management		
<b>Week 10 - 17 Sep 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
Financial management		
<b>Week 11 - 24 Sep 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
Performance management		
<b>Week 12 - 01 Oct 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
Contemporary and future issues		
<b>Review/Exam Week - 08 Oct 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>
<b>Exam Week - 15 Oct 2018</b>		
<b>Module/Topic</b>	<b>Chapter</b>	<b>Events and Submissions/Topic</b>

## Assessment Tasks

### 1 Planning function and maintenance management

#### Assessment Type

Report

#### Task Description

Describe the role of planning function in strategic asset planning and how it relates to maintenance management of a real estate company.

Draw a maintenance management flow chart and explain how an organisation's corporate objectives can be impacted by maintenance management practices. Choose a "real estate company", who is mostly engaged with maintenance management of property assets and use a SWOT (strengths, weaknesses, opportunities and threats) analysis to explain its four key components of maintenance management: condition assessment, maintenance programming, budget allocation and service procurement.

Word limit for this assignment is 2,500 words.

#### Assessment Due Date

Week 7 Friday (31 Aug 2018) 10:45 pm AEST

## Return Date to Students

Week 9 Friday (14 Sept 2018)

## Weighting

50%

## Assessment Criteria

This is a criterion-based assessment item. Please note that it is highly recommended that you read beyond the unit materials to complete assessment items. Your submission will be evaluated by the following criteria:

- Accurate explanation of role of planning function in strategic asset planning and how it relates to maintenance management (10 marks)
- Accurate explanation of maintenance management flow chart as a critical corporate tool (10 marks)
- Explanation of maintenance management components of a chosen "commercial real estate company" (25 marks)
- The use of clear English expression, logical sequence of your discussion and good introductory and concluding paragraphs (2.5 marks)
- Accurate referencing of sources and correct presentation of graphs, tables and images (2.5 marks)

**HD (84.5% to 100% marks):** Student demonstrates outstanding and faultless level of presentation with a polished structure, use of grammar and writing style that shows an excellent understanding of knowledge, skills and application required for the assignment indicating keen interest and considerable capacity in all aspects; The literature review will contain a comprehensive array of relevant literature reviewed with evident mastery using correct referencing style. The various sections will convey a mastery of the relevant issues with considerable originality, insight including extended application.

**D (74.5% to 84.4% marks):** Student demonstrates a professional level of presentation with a polished structure, use of grammar and writing style that very competently fulfills the basic requirements of the assignment. The literature review will contain a comprehensive array of relevant literature reviewed with evident mastery using correct referencing style. The various sections will convey a mastery of the relevant issues with some originality, insight including extended application.

**C (64.5% to 74.4% marks):** Student demonstrates professional level of presentation with an easily readable structure, use of grammar and writing style that comfortably fulfills the requirements of the assignment. The literature review will contain a competent array of relevant literature reviewed at a sound level to communicate the conceptual framework for the topic.

**P (49.5% to 64.4% marks):** Student demonstrates a sound level of presentation, with a basic structure, adequate grammar & writing style that fulfills the basic requirements of the assignment. The literature review will contain a basic array of relevant literature reviewed at a satisfactory level. The conceptual framework will provide a standard account of the relevant issues.

**F (below 49.5%):** Student demonstrates an unsatisfactory understanding and interpretation of the criteria and requires major additional work, additions or improvement to achieve a passing grade.

## Referencing Style

- [American Psychological Association 6th Edition \(APA 6th edition\)](#)

## Submission

Online

## Learning Outcomes Assessed

- Analyse and propose solutions for practical and ethical problems in the property management
- Research emerging legal, and practical issues in property management.

## Graduate Attributes

- Communication
- Problem Solving
- Critical Thinking
- Information Literacy
- Information Technology Competence
- Ethical practice

## Examination

### Outline

Complete an invigilated examination.

### Date

During the examination period at a CQUniversity examination centre.

**Weighting**

50%

**Length**

120 minutes

**Exam Conditions**

Closed Book.

**Materials**

Dictionary - non-electronic, concise, direct translation only (dictionary must not contain any notes or comments).

## Academic Integrity Statement

As a CQUniversity student you are expected to act honestly in all aspects of your academic work.

Any assessable work undertaken or submitted for review or assessment must be your own work. Assessable work is any type of work you do to meet the assessment requirements in the unit, including draft work submitted for review and feedback and final work to be assessed.

When you use the ideas, words or data of others in your assessment, you must thoroughly and clearly acknowledge the source of this information by using the correct referencing style for your unit. Using others' work without proper acknowledgement may be considered a form of intellectual dishonesty.

Participating honestly, respectfully, responsibly, and fairly in your university study ensures the CQUniversity qualification you earn will be valued as a true indication of your individual academic achievement and will continue to receive the respect and recognition it deserves.

As a student, you are responsible for reading and following CQUniversity's policies, including the [Student Academic Integrity Policy and Procedure](#). This policy sets out CQUniversity's expectations of you to act with integrity, examples of academic integrity breaches to avoid, the processes used to address alleged breaches of academic integrity, and potential penalties.

**What is a breach of academic integrity?**

A breach of academic integrity includes but is not limited to plagiarism, self-plagiarism, collusion, cheating, contract cheating, and academic misconduct. The Student Academic Integrity Policy and Procedure defines what these terms mean and gives examples.

**Why is academic integrity important?**

A breach of academic integrity may result in one or more penalties, including suspension or even expulsion from the University. It can also have negative implications for student visas and future enrolment at CQUniversity or elsewhere. Students who engage in contract cheating also risk being blackmailed by contract cheating services.

**Where can I get assistance?**

For academic advice and guidance, the [Academic Learning Centre \(ALC\)](#) can support you in becoming confident in completing assessments with integrity and of high standard.

**What can you do to act with integrity?**

**Be Honest**

If your assessment task is done by someone else, it would be dishonest of you to claim it as your own

**Seek Help**

If you are not sure about how to cite or reference in essays, reports etc, then seek help from your lecturer, the library or the Academic Learning Centre (ALC)

**Produce Original Work**

Originality comes from your ability to read widely, think critically, and apply your gained knowledge to address a question or problem