

REAL ESTATE DEVELOPMENT & PROPERTY MANAGEMENT

INTRODUCTION

Property Management (PM) is essentially concerned with the management of properties and the assets within them to ensure business continuity, profitability and long-term survivability to enable an organisation to achieve its strategic objectives and aspiration. The effective, profitable and optimal management of building assets during their life span has become increasingly crucial to a success and survival of any organisation. There is a growing concern that many organisations are becoming more in an influx of change; this is mainly due to market force necessitating radical changes in a building methods of operation to meet varying users, clients and customers demand in terms of quality of working environment, operational cost and management of assets and equipments. Disruption of equipment or any unpredictable failure may even threaten the longer-term stability of otherwise successful organisations.

OBJECTIVES

- To develop further understanding of the issues related to Property Management.
- To develop analysis, critical thinking and discuss and expand on the significant and importance of Core and Peripheral Activities of Property Management.
- To develop assessment and "system thinking" skills in relation to the I specifications methods of operation and daily management of assets to enhance good practice through effective communication, planning and feedback.
- To provide practical insight into real life property management in both UAE and UK.

PRESENTER

Dr. Ghasson Shabha BSc, MSc, PhD (Arch) BIFM, PG Cert Ed. ASI

Ghasson has obtained his Ph.D. in Architecture from Bath University, UK. He is Course Leader of the MSc Property Management at faculty of Law, Humanities, Development and Society at Birmingham City University in the UK. He is an architect by profession with a wide range of experience in the design and property management of office, residential and commercial buildings. He has acted in an advisory capacity to Housing Associations, PROMIS (UAE), CIB and Building Research Establishment (BRE).

His main areas of specialism are in property Management, business continuity and management information system. His consultancy and research interests focused on flexibility of buildings in use, maintenance and property management of buildings and life cycle cost and IT applications to property in building use. He has more than 43-refereed papers in construction and Property management journals.

PROGRAM

DAY ONE

PROPERTY MANAGEMENT - AN OVERVIEW

- Property Management- Definition, Fundamentals and Context. Significance of PM
- Factors Affecting PM
- Business and Organisational Strategy- Links to Property Management
- Total Quality Management (TQM)

DAY TWO

PROCESSES - SPACE AND ENVIRONMENTAL MANAGEMENT OF PROPERTY

- Core vs Peripheral Activities
- Space Planning- Rationalisation of Space Resources,
- Visual Indexing
- Building Appraisal- Post-occupancy Evaluation (POE)
- Planning, Environmental and Health Issues
- Active Space Modelling

DAY THREE

PREMISES AND PROPERTY MANAGEMENT

- Asset Registers and Asset Tracking
- Equipment Performance and Servicing
- Vandalism and Damage
- Emergency Equipment
- People Tracking (CD demonstration)
- Risk Assessment (Health and Safety Issues)

- Preventive Maintenance
- Expected Operational Life (running hours).
- Cycle Assessment
- Strategic Importance
- Access Restriction
- Back up System, Emergency Cover
- Cost Control, Health and Safety Issues

DAY FOUR

PROCESSES - MANAGEMENT OF PROPERTY

- Life Cycle Costing (LCC), Data Collection
- Load monitoring, Operational requirements
- Warranties
- Classification of Components
- Quality of the Product
- Support Services
- IT Helpdesk
- Organisational structure

DAY FIVE

PERIPHERAL ACTIVITIES

- Outsourcing and Peripheral Activities
- Specifications- Value for money
- Cleaning and Catering, Waste Disposal
- Security Systems
- Intelligent Buildings
- Specialist Services
- Overview / Review of course