

## Liverpool John Moores University

Title: ASSET MANAGEMENT  
Status: Definitive  
Code: **6022BEUG** (102802)  
Version Start Date: 01-08-2011

Owning School/Faculty: Built Environment  
Teaching School/Faculty: Built Environment

Team	Leader
Mohd Nazali Mohd Noor	Y

**Academic Level:** FHEQ6  
**Credit Value:** 12.00  
**Total Delivered Hours:** 38.00  
**Total Learning Hours:** 120  
**Private Study:** 82

### Delivery Options

Course typically offered: Semester 2

Component	Contact Hours
Lecture	24.000
Seminar	12.000

**Grading Basis:** 40 %

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Exam	AS1	Choice of questions	70.0	2.00
Report	AS2	Assignment	30.0	

### Aims

*To examine the strategic and lease management of commercial investment properties in principle and practice.  
To enable students to analyse complex hypothetical problems related to the management of commercial investment properties and to present and assess possible solutions.*

### Learning Outcomes

After completing the module the student should be able to:

- 1 Devise and evaluate outline strategies to manage commercial investment properties and discuss the tactics and policies through which these may be implemented.
- 2 Assess and specify the key terms for inclusion in a new lease or lease renewal, to justify the reasons for this specification and anticipate and assess a range of consequences.

### Learning Outcomes of Assessments

The assessment item list is assessed via the learning outcomes listed:

EXAM	1	2
ASSIGNMENT	1	2

### Outline Syllabus

*Principles of strategic property asset management - definitions, aims and justifications; decisions, tactics and strategies; change, timescales and strategies.*

*Principles of letting and lease management - essential features of leases, tenancies and licences; rights to lease renewal, opposition and compensation; possession and options; lease lengths and rent review intervals.*

*Managing tenants covenants and conditions, such as over - rent; alienation; user; alterations and improvements.*

*Repairs, services and responsibilities - repairing and related covenants; services and service charges; impact of public and statutory involvement such as environmental protection, dangerous and defective buildings, health & safety, workplaces, occupiers liability, defective premises, CPO, and disability discrimination provisions.*

### Learning Activities

Lectures, seminars and classroom discussions.

### References

<b>Course Material</b>	Book
<b>Author</b>	Banfield, A.
<b>Publishing Year</b>	2005
<b>Title</b>	Stapleton's Estate Management Practice
<b>Subtitle</b>	
<b>Edition</b>	4th Edition
<b>Publisher</b>	Estates Gazette
<b>ISBN</b>	978072820

<b>Course Material</b>	Book
<b>Author</b>	Fife, G., Hilditch, B. & McLellan, R.
<b>Publishing Year</b>	2004
<b>Title</b>	Renewing Business Tenancies
<b>Subtitle</b>	
<b>Edition</b>	3rd Edition
<b>Publisher</b>	Jordans
<b>ISBN</b>	9780853088431

<b>Course Material</b>	Book
<b>Author</b>	Philpott, G. & Hicks, G.
<b>Publishing Year</b>	1994
<b>Title</b>	Managing Business Tenants
<b>Subtitle</b>	
<b>Edition</b>	1st Edition
<b>Publisher</b>	Blackstone Press
<b>ISBN</b>	0728202034

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### Notes

This module examines in detail the main principles and practices involved in the management of commercial investment properties.