

Advanced Diploma in Real Estate Management

OVERVIEW

The real estate industry is an important pillar of Asian economy and projected to experience an increase in employment opportunities over the next decade as a growing population is creating a greater need for housing. The Advanced Diploma in Real Estate Management will develop the expertise to become a highly versatile and in-demand professional in the property valuation, property management and real estate sectors.

PROGRAMME OBJECTIVES:

The Advanced Diploma in Real Estate Management is structured to deliver a fully rounded skill set for those wishing practise in these sectors of real estate and encompasses commercial property management, valuation, property economics, property development and planning. Emphasis on how to manage an investment property in ways that maximise income for its owner and to develop professional skills related to the field of property development and valuation. Learners will learn to establish an understanding of the various stakeholders in the property and real estate market and how they collaborate to develop and manager property. The programme brings together a range of built environment disciplines, from sustainable to property management. There is a focus on sustainability and its economics, social and environmental relevance in the context of property development, property valuation, space planning, property investment and practice

ASSESSMENT METHODS:

70% Coursework & 30% Examination

(Excluding ADIA509 and ADIP509 is 100% Coursework)

DURATION COMPONENTS:

Classroom Training Hours: 30 Hours Per Module

MODULE SYNOPSIS:

PREM301 Property and Real Estate Management

The module is equipped students with solid knowledge related to property and real estate management from a total asset management viewpoint. It highlights the current changes within today's economy and their impact on real estate management, including online marketing techniques through social media, the impact of sustainability, and maintenance techniques to keep any property primed for occupancy.

AMM303 Asset Maintenance Management

The theoretical aspects of asset maintenance management (AMM) had been covered in year 1 (Specialist Diploma Level). This module aims to provide a managerial perspective to the maintenance and physical asset management and introduce an effective strategy for routine asset and maintenance control so that the students can select suitable asset and maintenance management systems for public utilities, industries, transportation and building services.

PROGRAMME OUTCOMES:

Upon completion of this course, the learners:

- to apply subject practical skills to develop student's practical skills of the way facility, estate and property management companies operate;
- to employ specialised knowledge and apply professional, legal and ethical standards in the fields of property development, investment, property valuation, property management and sustainable construction, in private and commercial real estate markets, both nationally and internationally.
- to develop analytical and evaluative skills in valuing, planning, developing, managing, acquiring and disposing of real estate for occupiers and investment clients, in public and private organizations
- to apply property theories and concepts to evaluate and appraise methodologies to critically identify and develop sustainable solutions and strategies for a diverse range of complex and authentic problems in property industry.
- to examine and evaluate the ethical, sustainability, economic and global factors that impact the interconnected theories and principles of property development, investment, construction, management and maintenance.

AWARDING BODIES:

Global School of Technology and Management

NUMBER OF MODULE:

9

TOTAL CONTACT HOURS:

240

FM302 Facilities Management

The theoretical aspects of Facilities Management (FM) had been covered in year 1 (Specialist Diploma Level). This module aims to provide a managerial perspective to the property and facilities management and their applications in the property and facilities management. In this connection, the module includes:

- the statutory control of building management and maintenance, Deed of Mutual Covenant (DMC), etc.;
- contingency plan and maintenance policies;
- tendering and outsourcing;
- space and environmental planning;
- total quality management and post-occupancy evaluation; and
- professional ethics. Students need to integrate all knowledge for enhancing the property and facilities management in the industry.

PD306 Property Development

This module provides an overview of the property development and processes and introduces students to various disciplines, professionals, and industry sectors and how they interact and participate in these processes.

SPM304 Space Planning Management

Space is a long term asset, and organisations in the knowledge economy are changing rapidly to meet technological, economic or cultural demands. Space planning and management have a major impact on meeting business needs, establishing the brand and organisational culture, achieving sustainability targets, and enhancing user comfort. Facilities Managers' (FMs) understanding of space planning and management is essential in supporting an organisation's objectives.

SPM305 Sustainable Practice

This module is designed to introduce the students to current sustainable practices in Singapore and their global impact. Sustainable practice becomes a norm, and integrating sustainability into facilities management operations is imperative. It could significantly contribute to reducing energy consumption, waste and day-to-day operational costs of the building. It focuses on the 'what' and 'how' of planning and implementing sound environmental management practices in Facilities Management operations.

The integration of sustainability into Facilities Management practices depends on facility type, organisational scale, business sector, and organisation characteristics.

PAM307 Property Asset Management

The theoretical aspects of property asset management and property portfolio strategy had been covered in year 1 (Specialist Diploma Level). This module aims to provide an insight into the managerial perspectives and practices of strategic asset, property management and facilities management.

PVF308 Property Valuation and Finance

This module focuses on the theory and practice of property valuation and finance that prepare the students to critically evaluate real estate investment options and make informed decisions based on economic and financial theories and research. Practical and professional skills would be introduced; these would facilitate students to practice the theoretical skills developed during the lessons.

ADIA509 Industry Attachment

Industrial Attachment is an important aspect and a component of a students' development. As part of the course curriculum, students are expected to undertake a 24 weeks/ 6-month industrial attachment in the related industries. Students will take an internship programme with construction companies which related to their interest or area of specialisation.

GSTM will facilitate the arrangement and process of student's entire Industrial Attachment. Industrial Attachment applies to all students.

Throughout the six-month attachment, the program will facilitate student-learning opportunities outside the classroom. Different business organisations will have different modes of training, which would be typical in real-life environments

Industrial Attachment is an integral part of the course. In the unlikely event that a student cannot be placed for Industrial Attachment, due to circumstances beyond the control of the student or the college, like non-approval of the Training Work Permit by the Ministry of Manpower, the student will be required to complete an Industrial Project (5000 words) under the supervision of a lecturer from GSTM.

ADIP09 Industry Project

The industrial project applies only when a student is unable to secure an industrial attachment with any organisation. In the absence of an industrial attachment, the student has to complete an individual project lasting 2 months.

The industrial project (5000 words) topic must be relevant to the construction management industry and approved by the school. Students have a maximum of 2 months to complete the project after approval. The Industrial Project provides an opportunity for students to integrate their knowledge through application to a practical-based classroom project by selecting the student's choice of industry. Preferably, this project focuses on an identified management issues and/or opportunity of an organisation.

The project work involves students developing, managing and achieving the objectives of the construction management project and applying theories, topics and knowledge that the students have learned in a real case scenario. It encourages a holistic approach to managing the managerial aspects of a construction management project, using the multiple theories and topics that the students have learned.