

Property and Asset Management



Property Asset Management

Malawi Ngwira, David Manase



Property Asset Management:

Property Asset Management Douglas Scarrett, Jan Wilcox, 2018 Property asset management requires both day to day oversight of rental properties and an ability to maximize the potential of the portfolio through forward thinking and practical planning Successful property managers must be flexible and proactive whilst maintaining a robust knowledge of technical financial and legal aspects of the leasing system Property Asset Management is a practical guide to the key principles of successful property management perfect for both student and practitioner alike **Property Asset Management D.**

Scarrett, 2002-11-01 Property has unique characteristics both as an investment and as an operational holding A thorough understanding of this dual role is needed by professionals responsible for maximising a property's full potential Property Asset Management emphasizes the need for a strategic plan in property management as well as for efficient day to day practice

Property Asset Management Douglas Scarrett, 2010-10-22 Property asset management requires both the day to day oversight of rental properties as well as an ability to maximize the potential of the portfolio through forward thinking and practical planning To be successful in property management the individual must be flexible and proactive whilst maintaining a robust knowledge of technical financial and legal aspects of the leasing system These managers can have clients ranging from the individual property owner to large international commercial ventures In Property Asset Management Douglas Scarrett sets out the principles and practice of managing properties for these different clients and their varying needs As well as the basic theory the book discusses the process of active management the strategic objectives performance measurement and the key financial and operational information which enables high quality and comprehensive reporting to clients Software screenshots are used to illustrate salient points This third edition has been extensively rewritten to include developments in property management especially in the changing nature of the landlord tenant relationship Scarrett is an experienced academic and professional who has created a practical guide for all those involved in the management of property The book has also been written to cater for the needs of RICS accredited and business courses provided by Universities in the UK and overseas and provides readers with an overview of the legal aspects of land ownership and tenancy arrangements

Public Sector Property Asset Management Malawi Ngwira, David Manase, 2016-05-03 In many public sector organisations there has been little or no adoption of a proactive asset management strategy Where an extensive property portfolio exists this can result in poor overall utilisation of the portfolio exemplified by excessive vacant property or properties not being put to best use In such situations there is a risk that the building stock deteriorates more rapidly than expected leading to expensive maintenance and repair charges Lack of a proactive asset management strategy will impact on the services delivered by such organisations Public Sector Property Asset Management covers all aspects of asset management in the public sector including the overall concept the development of asset management strategies and the implementation of asset management practices It evaluates asset management strategies processes and practices to show

how effective management of property assets support business activities or service delivery functions The reader will understand the importance of improving decision making through the recognition of all costs of owning and operating those assets throughout their lifecycle leading to improved business process activities or service delivery functions which greatly assist in meeting the social and economic objectives of such organisations Written for all practitioners currently involved in asset management the book will also be useful in the university environment to those teaching researching or learning about asset management in the public sector *H.R. 3947, the Federal Property Asset Management Reform Act* United States. Congress. House. Committee on Transportation and Infrastructure. Subcommittee on Economic Development, Public Buildings, and Emergency Management, 2002 Intellectual Property Asset Management Claire Howell, David Bainbridge, 2014-01-03 In the new knowledge intensive economies Intellectual assets increasingly play a key part on balance sheets There is an increasing global awareness that in order to promote innovation and the growth of the economy businesses must fully recognise and exploit their intellectual assets A company's ability to innovate rapidly and successfully is now regarded as essential and most breakthroughs are made by Small and Medium sized Enterprises SMEs usually with no in house legal professionals to help them It is essential that those working with or creating intellectual property rights IPR are aware of the basics of Intellectual Property Law Intellectual Property Asset Management provides business and management students at all levels with an accessible straight forward explanation of what the main Intellectual Property rights are and how these rights are protected Locating the subject squarely in a business context and using case studies and examples throughout drawn from a wide range of business organisations it explains how an organisation can exploit their rights through licensing franchising and other means in order to make the best possible use of their IP assets This book will provide students with the basic Intellectual Property law knowledge needed to identify a potential IP issue the tools and understanding to assess an IP breach the ability to identify where the problem cannot be solved in house and where expert legal assistance is required the knowledge required to work effectively with lawyers and other legal professionals to achieve the desired outcome **Managing Government Property Assets** Olga Kaganova, 2006 Governments own a vast array of real property from large stretches of land to public housing projects from water distribution systems and roads to office buildings Typically management of public property is highly fragmented with responsibility for each type of asset falling within a different agency or bureaucracy In almost all countries different classes of property are managed according to their own rules often following traditional practices rather than any assessment of what type of management is appropriate Over the past decade however a new discipline has emerged that examines this important component of public wealth and seeks to apply standards of economic efficiency and effective organizational management *Managing Government Property Assets* reviews and analyzes this recent wave of activity The authors draw upon a wide variety of national and local practices both in countries that have been leaders in management reforms and in countries just beginning to wrestle with the problem This

comparison reveals that the issues of public property management are surprisingly similar in different countries despite striking differences in institutional contexts and policy solutions

ASSET MANAGEMENT HANDBOOK FOR REAL ESTATE PORTFOLIOS R. M. Santucci, 2013-10 The Asset Management Handbook is divided into three phases Chapters 1 through 3 are conceptual introductions Chapters 4 5 6 and 7 get into the meat of the policies and techniques of evaluating the capital needs of your property over the next 40 years Chapters 8 and 9 help you identify which properties are doing well and which are the most threatened What action should you take What are the standard preservation and rejuvenation options available to a real estate portfolio manager What is Asset Management People are more accustomed to thinking about asset management of money or stocks or a package of annuity and savings accounts Real estate asset management is a slower longer term process The properties in your portfolio especially in affordable housing have life cycles of 30 40 or infinite time periods Most nonprofit owners are not interested in selling to capture any appreciation on their properties Their goal is to provide housing for the foreseeable future as long as the asset can perform Many nonprofits and mid size property owners do not have a dedicated asset manager It is extraordinarily important that someone take on that long term analysis be it for 10% 25% or 50% of a full time employee The next step is to benchmark your properties How are you doing compared to the world Not just on straight bottom line consideration but how about in human services Have you saved sufficient money to replace the roof or add the sprinklers that will be required at the next renovation The Asset Management Handbook provides well established objective criteria for 25 different variables We've seen participants in the asset management practicum expand that up to 40 variables to analyze on an annual basis We'll see how benchmarking and risk ranking of your portfolio are essential first steps in establishing its viability and needs Capital Needs and Their Funds In this meat of the manual we walk you through essential policies that define how your properties will operate over the long term We show how policies made by lenders bankers and other short term partners can be self destructive and damaging to property owners holding for the long term First example of the dichotomy the lender is suggesting the reserve is sufficient when two years after their loan matures the property will require 4 million of replacement expenditures This is fine for investment property held for resale You just flip it and get down the road Most affordable housing owners do not consider selling the property as a positive outcome Even if you've never performed a property inspection before the Handbook offers you easy methods of counting and sorting components into well established remaining economic lives Then it is on to the massive spreadsheet that calculates the future need and the various waves in which it will appear Exterior paint first then roofs windows and doors and kitchens and baths follow and then it starts all over again Most capital needs assessments performed by third parties make financial assumptions that are untenable Their interest rates on earnings are overstated and their inflation rate on the components are generally understated leaving you with significant shortfalls even if you have escrowed according to directions We will keep you out of that trap showing you the realistic funds that are required and the time periods when the inevitable refinancing

windows will occur Risk and Solutions In the final section we evaluate your primary risks Which properties should you address first Which properties have the strength and energy to function on their own Then what should you do about it Refinance Renegotiate Value engineer Raise rents In the foot race the runner is always caught by the tsunami of required replacements It is just a fact of the business that every 20 to 30 years you ve got to re invest a significant amount of money

Property Asset Management D. Scarrett,2002-11-01 Property has unique characteristics both as an investment and as an operational holding A thorough understanding of this dual role is needed by professionals responsible for maximising a property s full potential Property Asset Management emphasizes the need for a strategic plan in property management as well as for efficient day to day practice **Public Sector Property Asset Management** Malawi Ngwira,David Manase,2016-03-22 In many public sector organisations there has been little or no adoption of a proactive asset management strategy Where an extensive property portfolio exists this can result in poor overall utilisation of the portfolio exemplified by excessive vacant property or properties not being put to best use In such situations there is a risk that the building stock deteriorates more rapidly than expected leading to expensive maintenance and repair charges Lack of a proactive asset management strategy will impact on the services delivered by such organisations Public Sector Property Asset Management covers all aspects of asset management in the public sector including the overall concept the development of asset management strategies and the implementation of asset management practices It evaluates asset management strategies processes and practices to show how effective management of property assets support business activities or service delivery functions The reader will understand the importance of improving decision making through the recognition of all costs of owning and operating those assets throughout their lifecycle leading to improved business process activities or service delivery functions which greatly assist in meeting the social and economic objectives of such organisations Written for all practitioners currently involved in asset management the book will also be useful in the university environment to those teaching researching or learning about asset management in the public sector *Global Master of Real Estate (Property)Investment Management Director* Dr. MD USMAN CMgr DBA, PhD MBA, MSc, ITC, PgDPR, PgDHE, GMREIMD,2023-12-26 Global Master of Real Estate Property Investment Management Director Become a Global Master of Property Management Investment Consultant Director GMREIMD Discover the Power of Real Estate Property management and investment development Navigating Global Real Estate Learn the Secret to Property Investment Management in Key Global Markets 1 Real Estate Investment Property Management 2 Global Markets Portfolio Diversification 3 Rental Income Wealth Creation 4 Market Trends Regulatory Framework 5 Investment Opportunities Retirement Planning 6 Asset Appreciation Entrepreneurship 7 Tax Advantages Mortgage Loans Designing and Author team s acknowledgement We would like to extend our sincere gratitude to all the individuals and organisations whose contributions made this book possible To our talented author thank you for your dedication and expertise in creating insightful and valuable content for this

publication Your commitment to sharing knowledge in your respective fields has made this book a comprehensive and authoritative resource We are indebted to the diligent editorial team whose meticulous efforts ensured the quality and coherence of the book Your keen attention to detail and expertise in the subject matter has been instrumental in shaping this work Our sincere appreciation goes to the peer reviewers whose thoughtful critiques and suggestions significantly contributed to the refinement and accuracy of the content Your invaluable feedback helped elevate the academic rigour of this publication We are grateful to the production and design team for their creative vision and diligent work in crafting an aesthetically pleasing and user friendly layout for this book Special thanks to our marketing and sales team for their efforts in promoting this book and making it accessible to readers worldwide Your dedication to spreading knowledge has been instrumental in reaching a wide audience We would also like to acknowledge our partnership with educational institutions industry experts and libraries whose support has helped disseminate this work to students educators and researchers Finally our heartfelt thanks go to the readers and users of this book Your interest and engagement with the material inspire us to continue our commitment to publishing valuable Professional practical academic and lifelong learning resources Without the collective efforts of all those involved this book would not have been possible Thank you for being an integral part of our publishing journey Every effort has been made to ensure that the information in this book is correct at the time of publication The Author does not assume and hereby disclaims any liability to any party for any damage disruption and loss caused by omissions or errors whether such omissions or errors result from accident negligence or any other cause Also this book guides purpose or learning and improvement purpose only before using or applying any strategic guidance and directions mentioned in the book is only for learning and development purposes you will be responsible for your own actions or ask or take permission from an accredited organisation or regulated authority in your region or take opinion from an expert before applying any Tactics or strategies on yourself or others After learning and reading from this book Global Master of Real Estate Property Investment Management Director and Become a Global Master of Property Management Investment Consultant Director GMREIMD Discover the Power of Real Estate Property management and investment development Navigating Global Real Estate Learn Secrets to Property Investment Management in Key Global Markets 2023 Preface Welcome to the exciting world of real estate investment management This book is crafted as a comprehensive guide for individuals seeking to delve into the dynamic realm of property investment spanning diverse markets across the United Kingdom European Union USA United Arab Emirates Saudi Arabia Japan Pakistan Canada Singapore France Australian Market China and Hong Kong The global landscape of real estate offers both challenges and opportunities and this guide aims to equip you with the knowledge and strategies necessary to navigate and thrive in these markets In the wake of the COVID 19 pandemic and its profound impact on global economies the real estate sector has witnessed a transformative period The challenges posed by the pandemic have compelled investors and industry professionals to adapt innovate and

rethink traditional approaches to property investment From changes in market dynamics to evolving consumer preferences this book addresses the key shifts in the real estate landscape and provides insights into how investors can capitalise on emerging trends The journey begins with a comprehensive introduction to the fundamentals of real estate investment management From understanding the intricacies of property valuation to deciphering the legal and regulatory frameworks governing real estate transactions in different regions each chapter is designed to provide a solid foundation for readers at various levels of expertise One of the distinctive features of this book is its global perspective Real estate is inherently local shaped by unique cultural economic and regulatory factors in each market Whether you are eyeing the vibrant real estate markets of Dubai exploring the historic charm of European cities or considering the robust markets of North America and Asia you will find valuable insights tailored to the specific nuances of each region Throughout the pages of this guide we explore not only the challenges and pitfalls that investors may encounter but also the exciting opportunities that arise in the wake of change From the resurgence of certain urban areas to the growing importance of sustainability in real estate we delve into the trends shaping the future of property investment As we embark on this journey together I hope that this book serves as a valuable resource empowering you with the knowledge and strategies needed to make informed investment decisions Whether you are a seasoned investor or a newcomer to the world of real estate the insights within these pages are crafted to guide you towards success in the diverse and dynamic landscape of global property investment After reading this book I will either become self employed or work for any global property investment organisation as a Property Director Wishing you a rewarding and insightful reading experience Navigating Global Real Estate serves as an essential guide for investors seeking to expand their real estate portfolios across borders By examining key markets in the UK EU UAE KSA Japan Pakistan Canada China and Hong Kong this book equips readers with the knowledge needed to navigate the complexities of the global real estate landscape successfully Back Cover Global Master of Real Estate Property Investment Management Director and Become a Global Master of Property Management Investment Consultant Director GMREIMD Navigating Global Real Estate An Introduction to Property Investment Management in Key Markets Unlock the World of Opportunities in Real Estate Investment Are you ready to transcend local boundaries and embark on a journey into the dynamic realm of global real estate investment Navigating Global Real Estate is your essential guide to understanding and thriving in the diverse markets of the United Kingdom European Union United Arab Emirates Kingdom of Saudi Arabia Japan Pakistan Canada China and Hong Kong Singapore and Australia Key Features Comprehensive Market Insights Gain a deep understanding of each market from the regulatory frameworks to cultural nuances and explore the factors influencing real estate trends globally Strategic Considerations Navigate the impact of Brexit governmental initiatives and economic indicators that shape the landscape in each region Investment Opportunities Uncover unique opportunities and challenges in markets ranging from the stable Canadian economy to the dynamic real estate sectors of China and Hong Kong Global

Perspectives Equip yourself with the knowledge needed to make informed decisions diversify your portfolio and capitalise on the interconnected world of real estate Whether you are a seasoned investor or just beginning your journey Navigating Global Real Estate empowers you to thrive in the ever evolving global real estate market Unlock the potential of international investments and secure your path to success After reading this book either become self employed or work for any global property investment organisation as a Property Director inside of the book Table of Contents 1 Introduction Understanding the Global Real Estate Landscape 2 Real Estate Investment in the United Kingdom UK and European Union EU Market Dynamics and Regulatory Framework Post Brexit Impact and Emerging Trends 3 Real Estate Investment in the United Arab Emirates UAE and Kingdom of Saudi Arabia KSA and Qatar Opportunities and Challenges in the Middle East Cultural Nuances and Government Initiatives 4 Real Estate Investment in Japan Singapore Australia Unique Characteristics of the Japanese Market Urbanisation Trends Legal Considerations and Cultural Influences 5 Real Estate Investment in Pakistan Emerging Sector Dynamics Regulatory Developments and Economic Indicators 6 Real Estate Investment in Canada USA Stability and Diversity in the Canadian USA Market Regional Variations Demographic Trends and Regulatory Frameworks 7 Real Estate Investment in China and Hong Kong Dynamics of the Chinese Real Estate Market Hong Kong s Unique Position and International Influences 8 Conclusion Navigating Global Real Estate Key Takeaways and Insights Appendix Glossary of Real Estate Terms Additional Resources for Further Exploration About the Author Author s Background and Expertise Acknowledgments I extend my gratitude to the individuals and organisations that contributed to the creation of this book Their insights and support have been invaluable in shaping the content and ensuring its relevance to global real estate investors Author s Note As the author of Global Master of Real Estate Property Investment Management Director and Become a Global Master of Property Management Investment Consultant Director GMREIMD Navigating Global Real Estate my intention is to provide readers with a comprehensive understanding of property investment management in key markets I encourage you to delve into the unique opportunities and challenges presented in each chapter and leverage this knowledge to make informed decisions in the complex world of global real estate Your Personal Note or Message to Readers Please note that the above structure is a suggested outline and can be adjusted based on the specific content and focus of your book Who is this book for Target Audience Global Master of Real Estate Property Investment Management Director and Become a Global Master of Property Management Investment Consultant Director GMREIMD Navigating Global Real Estate An Introduction to Property Investment Management in Key Markets is tailored for a diverse audience of real estate enthusiasts investors and professionals seeking to expand their understanding and capitalise on opportunities in the global real estate landscape This book is particularly well suited for 1 Real Estate Investors Seasoned investors are looking to diversify their portfolios across international markets Novice investors seeking a comprehensive introduction to global real estate investment 2 Real Estate Professionals Real estate agents brokers and professionals are interested in understanding the

nuances of global markets Professionals working in the legal regulatory and financial aspects of real estate 3 Business Executives and Entrepreneurs Business leaders are exploring opportunities for real estate ventures and investments on a global scale Entrepreneurs are seeking insights into the potential of real estate as part of their investment strategy 4 Academics and Students Real estate students and academics are looking for a practical and insightful resource on global property investment management Professors and educators are incorporating global real estate perspectives into their curriculum 5 Government and Policy Makers Government officials and policymakers are interested in understanding how regulatory frameworks impact global real estate markets Professionals are involved in shaping policies related to international real estate investments 6 Financial Advisors and Wealth Managers Financial advisors are guiding clients on portfolio diversification through real estate investments Wealth managers are interested in the global dynamics of real estate markets 7 Anyone Interested in Global Real Estate Trends Individuals are curious about the interconnectedness of global real estate and the factors influencing market trends Readers with a general interest in investment opportunities and challenges in key global markets By providing a comprehensive overview and actionable insights this book aims to empower a wide range of readers to navigate the complexities of global real estate successfully and make informed decisions in their investment journeys After reading this book either become self employed or work for any global property investment organisation as Property Director Who can get benefits and Why is IT good to have a real estate property Business Various individuals and entities can benefit from engaging in the real estate property business and the advantages span financial strategic and personal dimensions Here are the key stakeholders who can reap benefits and reasons why venturing into real estate can be advantageous 1 Investors Wealth Creation Real estate has historically been a reliable wealth creator Property values tend to appreciate over time offering investors the potential for substantial returns on investment Diversification Real estate provides an opportunity to diversify investment portfolios reducing risk by spreading assets across different asset classes 2 Entrepreneurs Cash Flow Opportunities Owning and renting out properties can generate a steady stream of income through rental payments providing entrepreneurs with a consistent cash flow Tax Advantages Real estate entrepreneurs may benefit from various tax advantages including deductions for mortgage interest property taxes and operating expenses 3 Business Owners Asset Appreciation If a business owns its premises it can benefit from the appreciation of property values over time potentially enhancing the overall value of the business Stability and Control Owning property can provide stability in terms of location and control over the business environment 4 Developers Profit Potential Real estate development projects can offer significant profit potential especially in areas experiencing growth and demand for new properties Community Impact Developers have the opportunity to shape communities by creating residential commercial or mixed use spaces that meet the needs of the local population 5 Homeowners Equity Growth Homeownership allows individuals to build equity over time as they pay down their mortgage and as the value of the property appreciates Stability Owning a home

provides stability and a sense of permanence and it can be a valuable asset for financial planning 6 Local Governments Economic Growth A thriving real estate market contributes to economic growth by creating jobs attracting businesses and increasing property tax revenue Infrastructure Development Real estate development often involves infrastructure projects that enhance the overall quality of life in a region 7 Financial Institutions Lending Opportunities Financial institutions benefit from providing mortgage loans to individuals and businesses engaged in real estate transactions generating interest income Portfolio Diversification Real estate loans can be part of a diversified loan portfolio reducing risk for financial institutions 8 Individuals Planning for Retirement Passive Income Real estate investments particularly rental properties can provide a source of passive income during retirement Equity and Asset Preservation Owning property helps preserve assets and selling or renting out a property can provide additional financial resources in retirement In summary the real estate business offers a multitude of benefits ranging from financial gains and portfolio diversification to strategic advantages and personal stability However individuals must conduct thorough research assess risks and make informed decisions based on their specific goals and circumstances 2023 updated 2025 Dr MD USMAN CMgr DBA PhD MBA MSc ITC PgDPR PgDHE GMREIMD

Global Property Investment Andrew E. Baum, David Hartzell, 2012-01-17 Developments in the sophistication of global real estate markets mean that global real estate investment is now being executed professionally Thanks to academic enquiry professional analysis and entrepreneurial activity backed by the globalisation of all investment activity there is now an available body of material which forms the basis of this scholarly but practical summary of the new state of this art The measurement benchmarking forecasting and quantitative management techniques applied to property investments are now compatible with those used in other asset classes and advances in property research have at last put the ongoing debate about the role of real estate onto a footing of solid evidence The truly global scope and authorship of this book is unique and both authors here are singularly well qualified to summarise the impact and likely future of global innovations in property research and fund management Between them they have experienced three real estate crashes and have observed at first hand the creation of the real estate debt and equity instruments that led to the global crisis of 2008 9 Global Property Investment strategies structure decisions offers a unique perspective of the international real estate investment industry with a close focus on solutions to real life investment problems no excessive theoretical padding a target of both students and professionals highly qualified dual nationality authorship With many cases problems and solutions presented throughout the book and a companion website used for deeper analysis and slides presentations see below this is a key text for higher level real estate students on BSc MSc MPhil and MBA courses worldwide as well as for practising property professionals worldwide in fund management investment and asset management banking and real estate advisory firms

Legislative Proposals to Reform the Government's Approach to Property Management, S. 2805, the Federal Property Asset Management Reform Act; and H.R. 3285, the Federal Asset Management Improvement Act United States.

Congress. House. Committee on Government Reform. Subcommittee on Government Management, Information, and Technology, 2001

Property Management Robert C. Kyle, 2000 This text provides a flexible current and practical overview of the field for real estate practitioners Topics covered include professional property management property management economics and planning managing owner relations marketing management managing leases lease negotiations tenant relations and environmental issues Property Management 6th Edition holds all the tools needed for success in today's competitive and ever changing environment Within this book one will find up to the minute information and advice on key issues affecting the industry Also included is a useful collection of the property manager's tools of the trade in the form of numerous charts agreements leases and checklists Plus each chapter wraps up with an open ended case study that challenges to explore a real life management problem while testing knowledge of that chapter's key points

Improving the efficiency of central government's office property Great Britain: National Audit Office, 2007-11-29 The background to this NAO report is a renewed focus on the contribution that office property can make to improving government efficiency The Government's civil property estate has an estimated worth of 30 billion and costs around 6 billion to run presenting significant opportunities for savings This NAO report seeks to add impetus to the Office of Government's Commerce OGC initiative to save up to 1.5 billion through an annual efficiency saving by 2013 This report presents a consolidated view of the performance of central government departments UK office property The assessment is based on 16 Government departments with a detailed review of departments office strategies and planning processes Divided into five parts it covers the following areas the importance of office property an analysis of central government's spending departmental property asset management the role of the OGC in improving government's value for money the potential efficiency savings from improving the performance of office property Among the recommendations are Departments should have better data on the efficiency of individual buildings Departments should actively engage with the OGC's benchmarking service for the efficiency performance of buildings Department's can achieve cost savings by locating in less expensive regions

Property Investment: the essential rules Samantha Collett, 2014-07-17 This inspirational book contains the guiding principles to help you become a successful property investor Whether you want to invest in buy to let have a go at some development projects or take a calculated risk on some speculative opportunities you can succeed if you follow the essential rules in this book You will discover how to Think act and live like a successful property investor Develop the skills needed to identify potential opportunities Undertake buy to let and refurbishment projects which make money Develop the techniques and skills you need to manage the cash flows Improve your business analysis skills Enhance your market understanding and improve your service levels to increase your return on investment Each rule is followed by action points that will direct your investment decision making and increase your confidence

Governmentwide Real Property Information Sharing (GRPIS) Report United States. General Services Administration. Office of Real Property, United States. General Services

Administration,1998 **Belgium Real Estate Yearbook 2007** , **Real Property in Australia** Michael J. Hefferan,2020-08-17 Real property in the form of investment ownership and use pervades almost every aspect of daily lives and represents over 40% of Australia s wealth Such assets do not exist in isolation they are dynamic and forever evolving impacted by a range of physical economic demographic legal and other forces Consequently a true appreciation of individual assets and of the property sector as a whole demands an understanding of both the assets themselves and the context and markets in which they exist The sector is complex and on the face of it confusing It is however not without logic and underlying themes and principles This book provides a wider understanding of how the real property sector works It covers topics such as the nature of real property and its functions economic drivers valuation principles legal and tenure parameters property taxation land development and subdivision asset and property management and sustainability all critical components in this complex and critically important sector It provides a wide and balanced perspective for experienced practitioners investors students and anyone involved in property decision making or wishing to secure a deeper understanding of these areas The book integrates research based theory with practical application and first hand insights into a sector that underpins the Australian economy its communities and its sustainability **Federal Real Property: an Update on High Risk Issues** Mark L. Goldstein,2009-12 In Jan 2003 fed real property was designated as a high risk area because of long standing problems with excess and underutilized property deteriorating facilities unreliable real property data over reliance on costly leasing and security challenges In Jan 2009 it was found that agencies have taken some positive steps to address real property issues but that some of the core problems persist This testimony focuses on 1 progress made by major real property holding agencies to strategically manage real property 2 ongoing problems regarding agencies efforts to address real property issues and 3 underlying obstacles identified as hampering agencies real property reform efforts governmentwide Illustrations

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