

# MGMT 3003 SPECIALISED VALUATION

**Credit Points** 10

**Legacy Code** 200876

**Coordinator** Mohamad Zraika ([https://directory.westernsydney.edu.au/search/name/Mohamad Zraika/](https://directory.westernsydney.edu.au/search/name/Mohamad%20Zraika/))

**Description** The value of special premises constitutes an important segment of valuation practice in Australia. A number of special valuation considerations arise in the appraisal of this class of premises. However, the most compelling reason for studying the valuation of special premises is the fact that these classes of property provide an ideal vehicle whereby valuation principles and methods of valuation can be critically evaluated by students.

**School** Business

**Discipline** Valuation

**Student Contribution Band** HECS Band 4 10cp

Check your HECS Band contribution amount via the Fees ([https://www.westernsydney.edu.au/currentstudents/current\\_students/fees/](https://www.westernsydney.edu.au/currentstudents/current_students/fees/)) page.

**Level** Undergraduate Level 3 subject

**Equivalent Subjects** LGYC 1566 Valuation of Special Premises MGMT 3005 Valuation of Special Premises

**Restrictions** External offerings for this subject are only available to students who are enrolled in a Property program or field of study.

**Assumed Knowledge**

It is assumed that students will have a sound knowledge of:

1. Valuation principles and practices
2. Accounting principles
3. Commercial property practices
4. Property investment analysis and application
5. Property portfolio analysis

## Learning Outcomes

On successful completion of this subject, students should be able to:

1. Outline the nature of specialised property types and their use.
2. Identify property type characteristics and their relationship to productivity, profitability and management.
3. Describe the factors which cause depreciation, obsolescence and alternative use of special premises improvements.
4. Analyse the ramifications of contamination and environmental issues on the operation and management of special premises.
5. Apply a range of valuation techniques and data analysis pertinent to the various classes of special premises.
6. Utilise basic principles to develop procedures for undertaking comprehensive valuations of any specialised property and preparation of industry standard  $\diamond$ gfull speaking $\diamond$ h narrative reports.

## Subject Content

1. Nature of special premises and valuation methods.
2. Accounting issues and professional liability in relation to special premises.
3. Super profit, going concerns and goodwill issues.

4. Plant and machinery valuations.
5. Specialist valuation reports and reconciling evidence.
6. Valuation considerations including good average management in relation to specialised uses.
7. Valuation of special premises and limited market properties (such as both public and accommodation hotels, motels, nursing homes, retirement villages, extractive industries, resorts, marinas, service stations etc.).

## Assessment

The following table summarises the standard assessment tasks for this subject. Please note this is a guide only. Assessment tasks are regularly updated, where there is a difference your Learning Guide takes precedence.

Type	Length	Percent	Threshold	Individual/Group Task
Report	2,500 words, excluding attachments	40	N	Individual
Final Exam	2 hours	60	Y	Individual

Prescribed Texts

- API 2007, Valuation principles and practice, 2nd edn, Australian Property Institute, Deakin, ACT;

Teaching Periods

## Spring (2022)

### Parramatta City - Macquarie St

**Day**

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### Parramatta External

**External**

**Subject Contact** Mohamad Zraika ([https://directory.westernsydney.edu.au/search/name/Mohamad Zraika/](https://directory.westernsydney.edu.au/search/name/Mohamad%20Zraika/))

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## Spring (2023)

### Parramatta City - Macquarie St

**On-site**

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### Parramatta External

**Online**

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