

**COVENANT UNIVERSITY  
NIGERIA**

*TUTORIAL KIT  
OMEGA SEMESTER*

**PROGRAMME: ESTATE  
MANAGEMENT**

**COURSE: ESM 523**

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## **ESM 523: APPLIED PROPERTY AND FACILITY MANAGEMENT II**

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1. In the recent time there has been a clamour mostly amongst tenants to introduce rent control measures in the urban centres of the country. Discuss its practicability and investment implications.
2. Distinguish between property management and facility management
3. Highlight and discuss in detail the core management principle involved in the procurement of facilities management.
4. What are the basic elements that need to be present before the professional service offered could be classified as effective facilities management?
5. Identify and discuss the basic principles upon which a good facilities management are built.
6. Enumerate five of the functions of a Management Surveyor and explain each function, drawing relevance with examples to how each of the enumerated functions can enhance the value of the property.
7. (a) What is Estate Management?  
(b) Discuss the aims of Estate Management and basic policies that determine the character of management.
8. List and fully discuss five common problems which are often encountered in property management in Nigeria.
9. “The function of property manager begins and ends with rent collect”. Discuss
10. The property manager has been described as a “jack of all trades and master of none”. Do you agree with this statement?. Depending upon your answer, proceed to make an analysis of his role as a manager of resources in this country.
11. Grigg (1996) observed that quality in facilities management means satisfying customers’ requirements, reducing costs by getting things right first time and avoiding waste by eliminating errors. To achieve the above, Grigg gives six rules upon which total quality management should be based. Highlight and discuss these six rules.
12. Fleming, Lee and Alexander (2008) group facilities management functions into six stages that represent business cycles. With the aid of a graphical business cycle, enumerate and discuss the six stages involved in facilities management functions.
13. Explain the usefulness of Life Cycle Costing and outline the various factors which must be considered in applying the concept.
14. As useful as Life Cycle Costing is, it is often fraught with problems which limit its application in many organisations. Discuss.

15. You have recently been appointed an adviser to your home state government on facilities procurement. Prepare a comprehensive submission on the application of public/private partnership (PPP) method of facilities procurement detailing the various options available, factors to be considered in selecting the appropriate one and common problems to avoid.
16. Space planning and management are crucial elements in ensuring that an organisation achieves its corporate goals and objectives. Discuss.
17. Clearly distinguish between the concept of in-sourcing and outsourcing as they apply to facilities management and give the advantages and disadvantages of both concepts.
18. Your immediate boss in the office has roundly condemn the idea of introduction of Facilities Management as he felt that there is basically no need for its introduction. Try to convince him by letting him know what facilities management entails and educate him on its advantages.
19. Property management involves a lot more than collection of rents. Discuss briefly with particular reference to a 25-storey block of offices managed by the Estate Surveying and Valuation firm you did your Student Industrial Work Experience Scheme (SIWES) with on behalf of the landlord and occupied by a number of tenants. The property is located in the heart of a busy commercial city.
20. (a) What is Service Charge as it relates to the management of a multi-occupied high rise office block in Nigeria?
- (b) Enumerate those services which the Service Charge usually covers.
- (c) What are the main principles to be observed in the administration of a Service Charge to ensure trouble-free management of the property?