

## Course Outline

**Course Code** : RE3803  
**Course Title** : Strategic Asset Management  
**Semester** : Semester 1, Academic Year 2023/2024  
**Faculty** : Adjunct Associate Professor Tan Poh Hong  
**Department** : Real Estate  
**Email** : [bizpht@nus.edu.sg](mailto:bizpht@nus.edu.sg)

### Overview

The course examines the application of strategic asset management policies and strategies within the context of physical property, in particular, the various stages of asset lifecycle, such as planning and design, acquisition, operations and maintenance, rehabilitation as well as renewal and disposal. The course will feature lectures by industry leaders so that students are better to develop a link between theory and current industry trends.

### Learning Outcomes

After successful completion of the course, students will have good understanding of the role of active asset management as practiced by asset and portfolio managers. Students will be conversant about the importance and impact of such strategies to property asset operations as well as relate to current events in industry.

### Course Prerequisite(s)

RE2707

### Course Preclusion(s)

Nil

### General Guide & Reading

Nil

### Tentative Schedule & Outline

Week	Date	Topic	Activity
1	14 Aug	Introduction Lecture, importance of strategic asset management	
2	21 Aug	Corporate Real Estate	
3 & 4	28 Aug; 4 Sep	Seminar 1: Acquisition, Leasing & Divestment	
5	11 Sep	Guest Lecture 1	
6	18 Sep	Guest Lecture 2	
	<b>23 Sep – 1 Oct</b>	<b>RECESS WEEK</b>	
7 & 8	2 Oct; 9 Oct	Seminar 2: Whole Life Management, Technology & Sustainability	
9	16 Oct	Guest Lecture 3	
10	23 Oct	Business Space Planning & Usage	

11	30 Oct	Benchmarking, Outsourcing & Asset Enhancement Initiatives	
12	6 Nov	Group Project Presentation	
13	13 –Nov <i>#Deepavali on 13 Nov</i>	Strategic Asset Management in Public Sector (pre-recorded)	

### **Assessment**

Assessment Components	Weightage (%)
Group Project	25
Seminar Group Presentation	20
Individual Assignment	30
Reflections	15
Individual participation	10
<b>Total</b>	<b>100</b>

### **Academic Honesty & Plagiarism**

Academic integrity and honesty is essential for the pursuit and acquisition of knowledge. The University and School expect every student to uphold academic integrity & honesty at all times. Academic dishonesty is any misrepresentation with the intent to deceive, or failure to acknowledge the source, or falsification of information, or inaccuracy of statements, or cheating at examinations/tests, or inappropriate use of resources, including AI tools like ChatGPT.

In this regard, representing an AI’s output as your own work is plagiarism. Improper uses of AI tools which can be construed as plagiarism include, but are not limited, to the following:

- a) Generating an output and presenting it as your own work
- b) Generating an output, paraphrasing it and then presenting it as your own work
- c) Processing an original source not created by yourself to plagiarize it (*e.g. using an AI paraphrasing tool to disguise someone else’s original work*)

The University and School will not condone plagiarism. If you have used an AI tool to complete any assigned work, in whole or in part, you must acknowledge it at the end of the assignment. Your assessor is entitled to assume that everything being presented for assessment is entirely your own work. You have the obligation to declare when it is not. This is a minimum standard. In case of any doubt, you should consult your instructor.

### **Additional guidance is available at:**

- <http://www.nus.edu.sg/registrar/administrative-policies-procedures/acceptance-record#NUSCodeofStudentConduct>
- <http://nus.edu.sg/osa/resources/code-of-student-conduct>

### **About me**

I am an adjunct Assoc Prof with NUS Department of Real Estate, Business School. I was the CEO of the former Agri-Food and Veterinary Authority; and prior to that, the Deputy CEO of HDB. I held various positions in HDB ranging from estate and sales operations, policy and strategy formulation, to corporate functions. Currently, I sit as an independent director on various listed companies.