

CPP DSM4007A: Short Answer

Question 1

What is property management? Provide a concise definition.

Property management is acting on behalf of a property owner (lands or tenements) to lease and manage their interests. It also includes, but is not limited to, the property manager's contract with the owner and setting the contractual regime management fee for the management of the tenement and property.

Question 2

What is environmental planning and zoning?

Local government acts through planning, zoning, controlling, and setting rules, standards, and objectives.

Question 3

What is the relationship between environmental planning and property management?

In property management, the owner has the authority to set the rules for the property. Environmental planning is concerned with the rules that regulate the use of the land.

Question 4

How can the following tasks be performed by property managers?

- Leasing** - The property manager is responsible for the leasing of the property. This includes advertising the property, conducting viewings, and negotiating the lease with the tenant.
- Contractual relationships** - The property manager is responsible for the contractual relationships between the property owner and the tenant. This includes the lease agreement, the management agreement, and the service agreement.
- Advertising and marketing** - The property manager is responsible for advertising and marketing the property to attract potential tenants. This includes creating advertising materials, conducting viewings, and negotiating the lease.
- Managing the property** - The property manager is responsible for the day-to-day management of the property. This includes collecting rent, maintaining the property, and dealing with tenant complaints.
- Accounting** - The property manager is responsible for the financial management of the property. This includes keeping accurate records of income and expenses, and preparing financial statements.
- Insurance and risk management** - The property manager is responsible for identifying and managing the risks associated with the property. This includes arranging for appropriate insurance coverages and implementing risk management strategies.

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Daniel F McAuley



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