

Specification of Competency Standards for the Retail Banking

**Unit of Competency**

**Strategic Business Development and General Management > 9.4 Property Management**

Title	Develop plan in property management
Code	107581L5
Range	Plan on acquisition, disposal and allocation of the bank's real estate property. This applies to all kinds of premises and related facilities possessed or rented by the bank
Level	5
Credit	4
Competency	<p>Performance Requirements</p> <ol style="list-style-type: none"> <li>1. Identify the needs in physical workplace           <p>Be able to:</p> <ul style="list-style-type: none"> <li>• Evaluate the business development plan of the bank to calculate physical working space needed</li> <li>• Review the existing usage of premises to identify room for improving cost-effectiveness</li> </ul> </li> <li>2. Manage real estate property of the bank to support operations           <p>Be able to:</p> <ul style="list-style-type: none"> <li>• Establish appropriate allocation policy of building spaces and spot usage deficiencies</li> <li>• Allocate premises and facilities to support the present and future needs and development of the bank</li> <li>• Suggest property acquisition and / or disposal in accordance with research findings and value to the bank</li> <li>• Coordinate with Retail Banking Department to select the most suitable premises for branch networks</li> </ul> </li> <li>3. Maximise the value of bank's real estate assets           <p>Be able to:</p> <ul style="list-style-type: none"> <li>• Improve deployment of real estate assets, reduce purchase and operation costs, extend life cycle of assets and increase their return on investment</li> <li>• Maximise real estate value to the bank and optimize its lifetime by site design, modification, maintenance and replacement</li> </ul> </li> </ol>
Assessment Criteria	<p>The integral outcome requirements of this UoC are:</p> <ul style="list-style-type: none"> <li>• Deployment of bank's real estate assets to support bank's business needs. The deployment should be based on a cost-effective analysis of the business and development needs of the bank</li> </ul>
Remark	