

Subject Description Form

Subject Code	BSE5520
Subject Title	Legal Aspects of Facility Management
Credit Value	3
Level	5
Pre-requisite/ Co-requisite/ Exclusion	Nil
Objectives	<p>Delivery of FM services to built facilities is subject to a wide spectrum of legal governances. The increasing awareness of legal disputes and consequences of non-compliance with statutory requirements has led to the need of better understanding and enhancement of legal knowledge in relation to facility management. This subject aims to provide the students with a clear understanding of:</p> <ul style="list-style-type: none"> • the structure and operation of the Hong Kong legal system which governs the stakeholders in managing the delivery of FM services for built facilities; • the sources and functions of regulatory control on FM practitioners, in addition to the rights, obligations and liabilities in the laws of tort and contract; • the statutory requirements on building management and proper upkeep of fabric and services installations of buildings; • the compliance procedures for the statutory requirements and consequences of non-compliance.
Intended Learning Outcomes	<p>Upon completion of the subject, students will be able to:</p> <ol style="list-style-type: none"> a. take into account the operation of the Hong Kong legal system when managing the delivery of FM services for built facilities; b. identify the sources and functions of regulatory control on FM practitioners, as well as the rights, obligations and liabilities in the laws of tort and contract when discharging FM duties; c. apply the relevant legal knowledge to comply with the statutory requirements on building management and proper upkeep of fabric and services installations of buildings; d. observe the procedures required for complying with the statutory requirements and the consequences of non-compliance when dealing with FM matters.
Subject Synopsis/ Indicative Syllabus	<p>The subject comprises five sections:</p> <p>Section 1 - Introduction</p> <ul style="list-style-type: none"> • Objectives of subject and relationship with FM programme • Unit Outline and Assessments

	<ul style="list-style-type: none"> • Overview of the Hong Kong legal system • Historical background, contemporary environment and definitional issues <p>Section 2 – Essential Legal Principles for Facility Management</p> <ul style="list-style-type: none"> • Key legal areas of FM • Rights, obligations and liabilities in relation to FM • Governance of tort law on FM • Contract law for FM <p>Section 3 – Regulatory Controls on Facility Management</p> <ul style="list-style-type: none"> • Sources and functions of statutory requirements • Enforcement of statutory requirements and compliance processes • Statutory requirements on building management • Statutory requirements on proper upkeep of buildings and services installations <p>Section 4 – Assignment or test</p> <p>Section 5 – Workshop / seminar</p>
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Teaching/Learning Methodology	<p>Delivery of the subject entails a series of lectures and a workshop / seminar:</p> <ul style="list-style-type: none"> • The lectures introduce the key subject elements and explanation of the relevant concepts, principles, cases and examples. • The workshop / seminar, besides allowing students to make use of the knowledge they learned from the lectures to tackle some selected problem cases in the subject area, enables them to practice their presentation skills and encourages them to interactively communicate and discuss with their peers.
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Assessment Methods in Alignment with Intended Learning Outcomes			Intended subject learning outcomes to be assessed (Please tick as appropriate)					
	Specific assessment methods/tasks	% weighting	a.	b.	c.	d.		
	1. Assignment or test	20%	✓	✓	✓			
	2. Workshop / seminar	30%		✓	✓	✓		
	3. Examination	50%	✓	✓	✓	✓		
	Total	100%						
Explanation of the appropriateness of the assessment methods in assessing the intended learning outcomes:								

	<p>i) The assignment or test, requiring the students to demonstrate their ability in attaining the intended outcomes a) to c), is an interim assessment on their individual learning progress.</p> <p>ii) The workshop / seminar, to be held among different groups of students, is to assess their ability of knowledge application through cooperation and teamwork.</p> <p>iii) The examination, which constitutes half of the subject assessment, is to assess the overall ability of individual students in attaining the various intended outcomes.</p>
<p>Reading List and References</p>	<p>Fisher, M.J. and Greenwood, D.G. (2007). <i>Contract Law in Hong Kong</i>, Hong Kong University Press, Hong Kong.</p> <p>Glofcheski, R. (2012). <i>Tort Law in Hong Kong (3rd ed.)</i>, Sweet & Maxwell Asia, Hong Kong.</p> <p>Hall, S. (2017). <i>Law of Contract in Hong Kong: Cases and Commentary (5th ed.)</i>, Lexis Nexis, Hong Kong.</p> <p>Krishnan, A. And Majid bin Nabi Baksh, A. (2009). <i>Business Law in Hong Kong (2nd ed.)</i>, Lexis Nexis Butterworths, Hong Kong.</p> <p>Merry, M. (2016). <i>Building management in Hong Kong (3rd ed.)</i>, LexisNexis, Hong Kong.</p> <p>Srivastava, D.K. (2014). <i>Business Law in Hong Kong (4th ed.)</i>, Sweet & Maxwell Asia, Hong Kong.</p> <p>Wesley-Smith, P. (1999). <i>An introduction to the Hong Kong legal system (3rd ed.)</i>, Oxford University Press, Hong Kong.</p>