



## Outstanding graduate works in premium residential estate management

### Benny Liu Kin-heng

Bachelor of Arts in Housing Management

Benny Liu Kin-heng, a 2014 graduate of PolyU SPEED's Bachelor of Arts in Housing Management, is optimistic about the prospects of the real estate and property management industries. He is therefore starting his career in property management and setting himself a clear career goal.

#### Catching up with the trend of professionalism

Apart from the knowledge and skill sets required in a promising industry, the possible introduction of a licensing system for property management professionals was another key reason for Benny to take the programme. "The Bachelor of Arts in Housing Management programme that I studied was accredited by the Chartered Institute of Housing (CIH). Upon the fulfilment of the relevant requirements, students can obtain CIH chartered membership. The programme was also recognised by the Royal Institution of Chartered Surveyors (RICS)," Benny said. "The programme covered different subject areas relating to housing management, such as building construction, property maintenance and legal studies. In particular, I found the legal knowledge, such as the potential risks involved in estate management and the

legal obligations of different stakeholders very useful," he added.

#### Horizons broadened through internships

During his study at PolyU SPEED, Benny had the opportunity to work for a public rental housing estate managed by the Hong Kong Housing Society. Benny was therefore employed by a leading real estate and property management conglomerate after graduation. Currently, he is working at a high-end residential estate on Hong Kong Island. His daily work ranges from the management of the clubhouse and other facilities, to organising activities for residents.

Benny said he realised that besides professional knowledge, it is equally important to have common sense

“Excellent communication skills and common sense are important for career development in every industry.”

and soft skills, in particular people skills. "The proper handling of different requests and comments from the tenants requires a high degree of emotional intelligence and sophisticated interpersonal skills," he said.

Looking ahead, Benny hopes to have the opportunity to focus on the property management of shopping malls. He will continue to equip himself for a more challenging working environment in the future.



Benny (right) obtained scholarship during his study at PolyU SPEED.