

**City University of Hong Kong
Course Syllabus**

**offered by Department of Architecture and Civil Engineering
with effect from Semester A 2022/23**

Part I Course Overview

Course Title:	Real Estate Development
Course Code:	CA5117
Course Duration:	1 Semester (Some courses offered in Summer Term may start a few weeks earlier than the normal University schedule. Please check the teaching schedules with CLs before registering for the courses.)
Credit Units:	3
Level:	P5
Medium of Instruction:	English
Medium of Assessment:	English
Prerequisites: <i>(Course Code and Title)</i>	Nil
Precursors: <i>(Course Code and Title)</i>	Nil
Equivalent Courses: <i>(Course Code and Title)</i>	BC5117 Real Estate Development
Exclusive Courses: <i>(Course Code and Title)</i>	Nil

Part II Course Details

1. Abstract

This course provides students with an integrated intellectual framework to analyze the key issues in affecting real estate development. The framework is related to urban planning, development control, environmental impacts and land lease matters. Real life case studies will be provided to illustrate the framework.

2. Course Intended Learning Outcomes (CILOs)

(CILOs state what the student is expected to be able to do at the end of the course according to a given standard of performance.)

No.	CILOs	Weighting (if applicable)	Discovery-enriched curriculum related learning outcomes (please tick where appropriate)		
			A1	A2	A3
1.	comprehend the regulations and practices related to urban planning, development control, environmental impacts and land lease matters in real estate development contexts;		✓	✓	
2.	explore and evaluate contemporary government policies and regulations on land use, town planning and urban development;		✓	✓	
3.	analyze the key issues in affecting real estate development process; and			✓	
4.	examine feasibility and profitability of real estate development projects.			✓	
		100%			

A1: Attitude

Develop an attitude of discovery/innovation/creativity, as demonstrated by students possessing a strong sense of curiosity, asking questions actively, challenging assumptions or engaging in inquiry together with teachers.

A2: Ability

Develop the ability/skill needed to discover/innovate/create, as demonstrated by students possessing critical thinking skills to assess ideas, acquiring research skills, synthesizing knowledge across disciplines or applying academic knowledge to self-life problems.

A3: Accomplishments

Demonstrate accomplishment of discovery/innovation/creativity through producing /constructing creative works/new artefacts, effective solutions to real-life problems or new processes.

3. Teaching and Learning Activities (TLAs)

(TLAs designed to facilitate students' achievement of the CILOs.)

TLA	Brief Description	CILO No.				Hours / week (if applicable)
		1	2	3	4	
Lectures	On the topics related to regulations and practices in Urban planning, Development control, Environmental impacts, and land lease matter, Also on the topics related to Government policies and regulations, Real estate development process, and Feasibility and profitability of projects.	✓	✓	✓	✓	2 hrs/wk
Tutorials	In class discussion and activities on problems related to lecture themes	✓	✓	✓	✓	1 hr/wk

Semester Hours:	3 hours per week
Lecture/Tutorial/Laboratory Mix:	Lecture (2); Tutorial (1); Laboratory (0)

4. Assessment Tasks/Activities

(ATs are designed to assess how well the students achieve the CILOs.)

Assessment Tasks / Activities	CILO No.				Weighting	Remarks
	1	2	3	4		
Continuous Assessment: 30%						
Assignment, team project			✓	✓	10%	
Mid-term test	✓	✓			20%	
Examination: 70% (duration: 3 hour(s))						
Examination					70%	
					100%	

To pass a course, a student must obtain minimum marks of 30% in both coursework and examination components, and an overall mark of at least 40%

5. Assessment Rubrics

(Grading of student achievements is based on student performance in assessment tasks/activities with the following rubrics.)

Applicable to students admitted in Semester A 2022/23 and thereafter

Assessment Task	Criterion	Excellent (A+, A, A-)	Good (B+, B)	Marginal (B-, C+, C)	Failure (F)
Assignment, team project	ABILITY to UNDERSTAND, ANALYZE, and DISSUSS on the topic Government policies and regulations, Real state development process, and Feasibility and profitability of projects.	High	Significant	Basic	Not even reaching marginal levels
Mid-term test	ABILITY to UNDERSTAND and APPLY Urban planning, Development control, Environmental impacts, and land lease matter	High	Significant	Basic	Not even reaching marginal levels
Examination	ABILITY to UNDERSTAND, ANALYZE, and DISSUSS on the topic Government policies and regulations, Real state development process, and Feasibility and profitability of projects. Urban planning, Development control, Environmental impacts, and land lease matter	High	Significant	Basic	Not even reaching marginal levels

Applicable to students admitted before Semester A 2022/23

Assessment Task	Criterion	Excellent (A+, A, A-)	Good (B+, B, B-)	Fair (C+, C, C-)	Marginal (D)	Failure (F)
Assignment, team project	ABILITY to UNDERSTAND, ANALYZE, and DISSUSS on the topic Government policies and regulations, Real state development process, and Feasibility and profitability of projects.	High	Significant	Moderate	Basic	Not even reaching marginal levels
Mid-term test	ABILITY to UNDERSTAND and APPLY Urban planning, Development control, Environmental impacts, and land lease matter	High	Significant	Moderate	Basic	Not even reaching marginal levels
Examination	ABILITY to UNDERSTAND, ANALYZE, and DISSUSS on the topic Government policies and regulations, Real state development process, and Feasibility and profitability of projects. Urban planning, Development control, Environmental impacts, and land lease matter	High	Significant	Moderate	Basic	Not even reaching marginal levels

Part III Other Information (more details can be provided separately in the teaching plan)

1. Keyword Syllabus

(An indication of the key topics of the course.)

Skills in feasibility studies; Principles and theories of development process; Nature of business process; Case studies of project appraisals; Development economics; Conveyance; Government policies of real estate industry.

2. Reading List

2.1 Compulsory Readings

(Compulsory readings can include books, book chapters, or journal/magazine articles. There are also collections of e-books, e-journals available from the CityU Library.)

1.	Nil
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2.2 Additional Readings

(Additional references for students to learn to expand their knowledge about the subject.)

1.	Baker and McKenzie 2004, Annual Hong Kong Property Update, Conrad Hotel, Hong Kong.
2.	Chan, C.D. 2000, 'Lease Terms in Hong Kong', The Hong Kong Institute of Surveyors Journal, Vol. 11, No. 3, pp.38-42.
3.	Crown Lands and Survey Office 1977, A Simple Guide to Crown land transactions, Hong Kong Government.
4.	Pong, J.K. 1999, Student Surveys Bulletin and Offensive Trades Clause in Old Form Government Leases, Building Surveyors, Hong Kong Institute of Surveyor.
5.	Land Office 1956, Circular Memorandum No. 1, Hong Kong Government.
6.	Land Office 1969, Circular Memorandum No. 34, Hong Kong Government.
7.	Li, L.H. 1997, Development Appraisal of Land in Hong Kong, The Chinese University Press, Hong Kong.
8.	Lai, L.W.C. 1996, Zoning and Property Rights: A Hong Kong case study, Hong Kong University Press, Hong Kong.
9.	Lai, L.W.C. 1999, Town Planning in Hong Kong: A Review of Building Appeal Decisions: Hong Kong, Hong Kong University Press, Hong Kong.
10.	Lai, L.W.C. and Ho, D.C.W. 2000, Planning Buildings for a High-rise Environment, A Review of Building Appeal Decisions: Hong Kong, Hong Kong University Press, Hong Kong.
11.	Nissim, R. 1998, Land Administration and Practice in Hong Kong, Hong Kong University Press, Hong Kong.
12.	Nield, S. 1993, Hong Kong Land Law, Longman, Hong Kong.
13.	Hong Kong Institute of Surveyors 2001, Surveying, Hong Kong.
14.	Tse, R.Y.C. 1998, 香港房地產市場, 商務印書館.
15.	Walker, A. 1996, Project Management in Construction, 3rd edition, Blackwell Science, United Kingdom.
16.	Wong, P. 2003, Land Compensation and Hope Value, Surveyors Times, Hong Kong Institute of Surveyors, Hong Kong.
17.	http://www.hkis.org.hk
18.	http://www.info.gov.hk/landsd