

Form 2B

City University of Hong Kong

Information on a Course

offered by Department of Architecture and Civil Engineering
with effect from Semester A in 2014/2015

Part I

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
Prerequisites:	Nil
Precursor:	Nil
Equivalent Courses:	BC5117 Real Estate Development
Exclusive Courses:	Nil

Part II

Course Aims:

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.

Course Intended Learning Outcomes (CILOs):

Upon successful completion of this course, students should be able to:

No.	CILOs	Weighting (if applicable)
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.	---

Teaching and Learning Activities (TLAs):

(Indicative of likely activities and tasks designed to facilitate students' achievement of the CILOs. Final details will be provided to students in their first week of attendance in this course)

Semester Hours: 3 hours per week

Lecture/Tutorial/Laboratory Mix: Lecture (2); Tutorial (1); Laboratory (0)

CILO No.	TLAs	Total Hours (if applicable)
CILO 1	<ul style="list-style-type: none">Lectures and Tutorials: regulations and practices in urban planningdevelopment controlenvironmental impactsland lease matters	18
CILO 2	<ul style="list-style-type: none">Lectures and Tutorials: government policies and regulations	9
CILO 3	<ul style="list-style-type: none">Lectures and Tutorials: real estate development process	6
CILO 4	<ul style="list-style-type: none">Lectures and Tutorials: feasibility and profitability of projects	6

Assessment Tasks/Activities:

(Indicative of likely activities and tasks designed to assess how well the students achieve the CILOs. Final details will be provided to students in their first week of attendance in this course)

Coursework: 30%

Examination: 70% (Examination duration = 3 hours)

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%.

CILO No.	Type of assessment tasks/activities	Weighting (if applicable)	Remarks
CILO 1	<ul style="list-style-type: none">Examination: 2 questions in section A	---	<ul style="list-style-type: none">Nil
CILO 2	<ul style="list-style-type: none">Examination: 1 question in section ACoursework: 1 case study	---	<ul style="list-style-type: none">Nil
CILO 3	<ul style="list-style-type: none">Examination: 1 question in section BCoursework: 1 case study	---	<ul style="list-style-type: none">student presentations are required
CILO 4	<ul style="list-style-type: none">Examination: 2 questions in section B	---	<ul style="list-style-type: none">Nil

Grading of Student Achievement:

Grading Pattern:

Standard

Refer to Grading of Courses in the Academic Regulations for Taught Postgraduate Degrees.

Part III

Keyword Syllabus:

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.

Recommended Reading:

- **Texts:**

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.

- **Online Resources:**

1. <http://www.hkis.org.hk>
 2. <http://www.info.gov.hk/landsd>
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