

**City University of Hong Kong  
Course Syllabus**

**offered by Department of Architecture and Civil Engineering  
with effect from Semester A in 2016/17**

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**Part I Course Overview**

<b>Course Title:</b>	Real Estate Investment in China
<b>Course Code:</b>	CA5109
<b>Course Duration:</b>	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.)
<b>Credit Units:</b>	3
<b>Level:</b>	P5
<b>Medium of Instruction:</b>	English
<b>Medium of Assessment:</b>	English
<b>Prerequisites:</b> <i>(Course Code and Title)</i>	Nil
<b>Precursors:</b> <i>(Course Code and Title)</i>	Nil
<b>Equivalent Courses:</b> <i>(Course Code and Title)</i>	BC5109 Real Estate Investment in China
<b>Exclusive Courses:</b> <i>(Course Code and Title)</i>	Nil

## Part II Course Details

### 1. Abstract

Opportunities in real estate investment in China are ever escalating nowadays, since China is characterised as a labour and land intensive country and she has become a member of the World Trade Organization. It is important to understand this fruitful market better in order to discover more and better real estate investment opportunities in China. The aims of this course are to develop understanding of real estate investment principles, and their implications to the China economy with an emphasis on the real estate market in China. Also an examination of the PRC real estate industry including operation, legal issues, organization strategies, investment opportunity and management philosophy will be discussed. Besides, a comparison of the real estate investment market of PRC and Hong Kong will be given in this course as well.

### 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.	explore the key principles of real estate investment and their implications to the Mainland China economy;		✓	✓	
2.	develop understanding of the foundation knowledge of real estate investment to the Mainland China investment market;			✓	
3.	provide an advanced theoretical framework for analysing real estate investment behaviour;			✓	✓
4.	analyse the differences between HK and PRC in terms of real estate investment practises and strategies;		✓		✓
5.	compare different real estate decision-making logics under various kind of uncertainties and risks.			✓	✓
		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	5	
Lectures	Materials related real estate investment in China	✓	✓	✓	✓	✓	2 hrs/wk
Tutorials	Materials related real estate investment in China	✓	✓	✓	✓	✓	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	5		
Continuous Assessment: 100%							
Coursework	✓	✓	✓	✓	✓	30%	
Quiz	✓	✓	✓	✓	✓	20%	
Group Project and Presentation	✓	✓	✓	✓	✓	50%	
Examination: 0%							
						100%	

## 5. Assessment Rubrics

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

Assessment Task	Criterion	Excellent (A+, A, A-)	Good (B+, B, B-)	Adequate (C+, C, C-)	Marginal (D)/ Pass (P) on P/F basis	Failure (F)
Coursework	Ability to understand and apply theories and knowledge to topics related to real estate investment in China	High	Significant	Moderate	Basic	Not even reaching marginal levels
Quiz	Ability to understand and apply theories and knowledge to topics related to real estate investment in China	High	Significant	Moderate	Basic	Not even reaching marginal levels
Group Project and Presentation	Ability to understand and apply theories and knowledge to topics related to real estate investment in China	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.)*

General principles of real estate investment; Risk Management; Examination of PRC real estate industry including its practice, organization structures and management process; Comparative studies of the real estate industry between PRC and Hong Kong.

**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.	Lynn, David J., Emerging market real estate investment : investing in China, India, and Brazil / David J. Lynn with Tim Wang. Hoboken, N.J. : John Wiley, c2010
2.	Michael G. McMillan ... [et al.]. Investments : principles of portfolio and equity analysis. Hoboken, N.J. : Wiley, c2011
3.	Benke, W. and Fowler, J.M. 2001. All about real estate investing: the easy way to get started. 2nd ed. New York : McGraw-Hill.
4.	Clapp, J. M. 1987. Handbook for real estate market analysis. Englewood Cliffs, N.J: Prentice-Hall.
5.	Geltner, D. M. and Miller, N. G. 2001. Commercial real estate analysis and investments. N.J.: Prentice Hall.
6.	Jaffe, A. J. and Sirmans, C.F. 1995. Fundamentals of real estate investment. 3rd ed. Englewood Cliffs, N.J. : Prentice Hall.
7.	Sirota, D. 2001 Essentials of real estate investment. 6th ed., rev. Chicago, IL: Real Estate Education.
8.	房地产投资分析 / 彭俊, 刘卫东编著. 第 1 版. 上海 : 同济大学出版社, 2004.
9.	房地产投融资 / 施金亮主编. 第 1 版. 上海 : 上海大学出版社, 2004.
10.	温州炒房团 / 胡宏伟著. 第 1 版. 杭州 : 浙江人民出版社, 2004.
11.	<a href="http://www.Atimes.com/China business">http://www.Atimes.com/China business</a>
12.	<a href="http://www.Colliers.com/Markets/China">http://www.Colliers.com/Markets/China</a>