

PIA5702: FINANCE AND ECONOMICS IN HOUSING AND URBAN STUDIES

Effective Term

Semester B 2025/26

Part I Course Overview

Course Title

Finance and Economics in Housing and Urban Studies

Subject Code

PIA - Public and International Affairs

Course Number

5702

Academic Unit

Public and International Affairs (PIA)

College/School

College of Liberal Arts and Social Sciences (CH)

Course Duration

One Semester

Credit Units

3

Level

P5, P6 - Postgraduate Degree

Medium of Instruction

English

Medium of Assessment

English

Prerequisites

Nil

Precursors

Nil

Equivalent Courses

POL5702 Finance and Economics in Housing and Urban Studies

Exclusive Courses

Nil

Part II Course Details

Abstract

This course aims to provide students, regardless of whether they have a prior background in economics, with the capacity to use economic and finance concepts to analyze housing and urban issues. At the end of this course, students should have: a good understanding of the basic determinants of the demand for and supply of housing and urban services, and the relevant factors that influence tenure choice; a good understanding of the principles of housing and urban finance, and the nature and role of mortgage instruments in the financing of home ownership; and an understanding of the reasons for government intervention in housing and urban finance, the forms of intervention, the principles of financing, and the practice and issues of housing and urban economics and finance in Hong Kong and other major cities. Students will develop their ability to apply economic theories to current issues in housing and urban studies, and to identify solutions to housing and urban problems through participating in the class exercises during the tutorials and discussions.

Course Intended Learning Outcomes (CILOs)

CILOs		Weighting (if DEC-A1 DEC-A2 DEC-A3 app.)			
1	Apply basic economic principles to analyse the supply and demand of housing and the reasons for government intervention.	20	x		
2	Apply housing and urban economic theories to analyse the local property market and urban issues	25			x
3	Apply the principles of housing and urban finance to analyse the different modes of financing for the public and private sectors	25			x
4	Critically evaluate housing and urban finance systems in an international context	30		x	

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 real-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.

Learning and Teaching Activities (LTAs)

LTAs		Brief Description	CILO No.	Hours/week (if applicable)
1	Readings	Students have to read relevant readings before each lecture and seminar session.	1, 2, 3, 4	3

2	Lectures	<p>Students will</p> <ul style="list-style-type: none"> - acquire knowledge of the concepts, values, and development of housing and urban economics and finance. - develop their analytical and critical thinking capabilities to discuss issues in housing and urban economics and finance. - apply the theoretical knowledge to analyse empirical cases. 	1, 2, 3, 4	2
3	E-learning platform	<p>On-line availability of lecture materials, questions, response, debate, and discussion on readings, lectures materials, and contemporary issues related to housing and urban economics and finance.</p>	1, 2, 3, 4	0.5
4	Seminars	<p>Students will</p> <ul style="list-style-type: none"> - analyse and debate on key issues and concerns in the field of housing and urban economics and finance. - apply the economic theories to analyse issues in the Hong Kong context. - generate new ideas on selected topics in which they will conduct research and analysis. 	1, 2, 3, 4	1

5	Group work	A combination of group work; problem-based investigation, group discussion and team learning: - students will be divided into groups and give a presentation of a topic related to housing and urban economics or housing finance. - To promote problem-based and team learning, apart from a presentation, students will be assigned to prepare a commentary and critic notes on others' presentation and present on tutorial class. - Students will comment on each other's performance and appraise their classmates' participation in tutorials, presentation skills, and research analysis.	1, 2, 3, 4	2
6	Essay-writing	Students have to compose a group paper of 2,500-3,000 words, based on students' presentation and others' comment.	1, 2, 3, 4	1.5

Assessment Tasks / Activities (ATs)

ATs		CILO No.	Weighting (%)	Remarks ("- " for nil entry)	Allow Use of GenAI?
1	Group Presentation	1, 2, 3, 4	10	-	No
2	Participation	1, 2, 3, 4	10	-	Yes
3	Term paper: 2,500 – 3,000 words	1, 2, 3, 4	30	-	No

Continuous Assessment (%)

50

Examination (%)

50

Examination Duration (Hours)

2

Additional Information for ATs

Students are required to pass BOTH the coursework assessment AND the examination before they can be awarded an overall passing grade of the course.

Assessment Rubrics (AR)

Assessment Task

Written assignments (for students admitted before Semester A 2022/23 and in Semester A 2024/25 & thereafter)

Criterion

- 1 Understand the concepts, relevance and integration of course materials;
- 2 Analyze and evaluate relevant contents learned from course;
- 3 Organize a good written structure and well-designed research methodology;
- 4 Master a high overall written quality as well as logical written skills.

Excellent

(A+, A, A-) Excellent knowledge of the economic and financial variables, concepts and theories that influence the operation of the housing market; Strong ability to identify key challenges; Excellent research, writing and communication skills to organize and generate new perspectives present ideas orally and in written papers; Highly innovative ideas and critical attitude in analyzing housing and urban issues

Good

(B+, B, B-) Satisfactory performance in applying the knowledge of the economic and financial variables, concepts and theories that influence the operation of the housing market; Fair ability to identify key challenges; Good research, writing and communication skills with some potential to develop critical, and independent analysis; fairly innovative and new ideas and critical attitude in analyzing housing and urban issues

Fair

(C+, C, C-) Only basic and limited knowledge on economic and financial theories on the operation of housing market; Superficial analysis of the basic materials; Generally acceptable standard of research, writing and communication skills with some limitations; Very little innovative ideas and critical attitude in analysing housing and urban issues

Marginal

(D) Very limited understanding of basic knowledge on housing economics and finance demonstrated; Occasionally irrelevant materials and theories presented with some inappropriate examples; Marginal standard of research, writing and communication skill with a number of limitations; very limited and almost no innovative ideas and critical attitude in analysing housing and urban issues

Failure

(F) Almost no knowledge of housing economics and finance; Almost no ability to identify key challenges; Inadequate research, writing and communication skills; no innovative ideas and critical attitude in analysing housing and urban issues

Assessment Task

Examination (for students admitted before Semester A 2022/23 and in Semester A 2024/25 & thereafter)

Criterion

- 1 Relevance: it directly answers the question?
- 2 Understanding of the topic
- 3 Evidence of the use of appropriate theory or practices;
- 4 Organisation of material into a coherent structure;
- 5 Clear written style, including accurate spelling, clear sentence construction and punctuation.

Excellent

(A+, A, A-) Excellent knowledge of the economic and financial variables, concepts and theories that influence the operation of the housing market; Strong ability to identify key challenges; Excellent research, writing and communication skills to organize and generate new perspectives present ideas orally and in written papers; Highly innovative ideas and critical attitude in analyzing housing issues

Good

(B+, B, B-) Satisfactory performance in applying the knowledge of the economic and financial variables, concepts and theories that influence the operation of the housing market; Fair ability to identify key challenges; Good research, writing and communication skills with some potential to develop critical, and independent analysis; fairly innovative and new ideas and critical attitude in analyzing housing issues

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Failure

(F) Very limited understanding of basic knowledge on housing economics and finance demonstrated; Occasionally irrelevant materials and theories presented with some inappropriate examples; Marginal standard of research, writing and communication skill with a number of limitations; very limited and almost no innovative ideas and critical attitude in analysing housing problems and issues

Assessment Task

Written assignments (for students admitted from Semester A 2022/23 to Summer Term 2024)

Criterion

- 1 Understand the concepts, relevance and integration of course materials;
- 2 Analyze and evaluate relevant contents learned from course;
- 3 Organize a good written structure and well-designed research methodology;
- 4 Master a high overall written quality as well as logical written skills.

Excellent

(A+, A, A-) Excellent knowledge of the economic and financial variables, concepts and theories that influence the operation of the housing market; Strong ability to identify key challenges; Excellent research, writing and communication skills to organize and generate new perspectives present ideas orally and in written papers; Highly innovative ideas and critical attitude in analyzing housing and urban issues

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Failure

(F) Almost no knowledge of housing economics and finance; Almost no ability to identify key challenges; Inadequate research, writing and communication skills; no innovative ideas and critical attitude in analysing housing and urban issues

Assessment Task

Examination (for students admitted from Semester A 2022/23 to Summer Term 2024)

Criterion

- 1 Relevance: it directly answers the question?
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Part III Other Information**Keyword Syllabus**

Fundamentals of urban and housing economics; Frameworks, concepts, relationships, and roles in public financial management; Public-Private Partnerships in urban infrastructure; Demand and supply of land and housing; Financial intermediation and markets for finance; The economics of tenure choice; Housing subsidies and public housing in Hong Kong; International and regional housing and urban finance;

Reading List**Compulsory Readings**

	Title
1	Renaud, B, Pretorius, F and Pasadilla, B 1997 Markets at Work: Dynamics of the Residential Real Estate Market in Hong Kong. Hong Kong: Hong Kong University Press.
2	O'Sullivan, A., & Gibb, K. (Eds.). (2002). Housing Economics and Public Policy. Oxford: Blackwell Science.
3	Arthur O'Sullivan. (2012) Urban Economics, 8th ed. New York, NY : McGraw-Hill/Irwin.
4	Garnett, D. (2000) Housing Finance. Coventry: Chartered Institute of Housing
5	Carr, P. 1994 Accounting: Basic Reports. Melbourne: Nelson.
6	DiPasquale, D 1996 Urban Economics and Real Estate Markets. Englewood Cliffs, NJ: Prentice Hall.

7	Garnet, D. 1991 Housing Finance. London: Longman.
8	Pozdena, R J 1988 The Modern Economics of Housing: A Guide to Theory and Policy. New York: Quorum Books.
9	Hills, John. (1991) Unraveling Housing Finance. Oxford: Clarendon
10	John M. Quigley.(2001) 'Real Estate and the Asian Crisis.' Journal of Housing Economics, 10(2), 2001: 129-161.
11	Wang, XiaoHu (2014). "Financial Management in the Public Sector" 3rd edition. Armonk, New York: Routledge
12	Scott, Ian (2010). "The Public Sector in Hong Kong." Hong Kong, University of Hong Kong Press
13	Anthony Cheung. 2006. "Budgetary Reforms in Two City States: Impact on the Central Budget Agency in Hong Kong and Singapore," International Review of Administrative Sciences, 72(3): 341-361.

Additional Readings

Title	
1	Nil