Part I

Course Title: Land Use Planning and Applied Valuation
Course Code: CA4229
Course Duration: 1 Semester
(Course 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: B4
Medium of Instruction: English
Prerequisites: Nil
Precursor: CA3230 Property Valuation and Interest Theory
Students must have attempted (including class attendance, coursework submission, and examination) the precursor course(s) so identified.
Equivalent Courses: BC4229 Land Use Planning and Applied Valuation
Exclusive Courses: Nil

Part II

1. Course Aims:

This course aims to provide students with a comprehensive understanding of: (1) the land use planning and land management systems and (2) applied valuation practice of the Hong Kong Special Administrative Region and Mainland China. It will also compare the similarities and differences of town planning and land management systems and examine their implications on property development, conveyance of land and buildings, land title, and property rights. Issues relating to changing demography and globalization, local economy and economic development strategy, sustainable development and environment impact assessment will also be discussed.

2. Course Intended Learning Outcomes (CILOs):

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

<table>
<thead>
<tr>
<th>No.</th>
<th>CILOs</th>
<th>Weighting (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Articulate the town planning and land management systems of the Hong Kong SAR and Chinese Mainland;</td>
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<tr>
<td>2.</td>
<td>Critically analyze the various legislation and government policies relating to use and development of land;</td>
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<td>3.</td>
<td>Explain the effects of various town planning and land policies on changing demography and intercity migration, local economy and economic development strategy, property market and environmental sustainability issues;</td>
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<td>4.</td>
<td>Explain and apply the appropriate techniques for specialist valuations including historical buildings, chemical plant, petrol stations and etc; justify a suitable yield to apply to Discount Cash Flow techniques;</td>
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<tr>
<td>5.</td>
<td>Understand and justify the compulsory purchase and lease modifications, and apply appraisal techniques for assessing compensation, land premium and etc.</td>
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3. Teaching and Learning Activities (TLAs):

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

<table>
<thead>
<tr>
<th>CILO No.</th>
<th>TLAs</th>
<th>Total Hours (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CILO 1</td>
<td>Lectures and Tutorials: town planning and land management systems</td>
<td>9</td>
</tr>
<tr>
<td>CILO 2</td>
<td>Lectures and Tutorials: legislation and policies relating to land and planning matters</td>
<td>9</td>
</tr>
<tr>
<td>CILO 3</td>
<td>Lectures and Tutorials: land and planning policies relating to the built environment for economic efficiency, social equity, and environmental sustainability</td>
<td>3</td>
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<tr>
<td>CILO 4</td>
<td>Lectures and Tutorials: applied valuation techniques and case studies</td>
<td>9</td>
</tr>
<tr>
<td>CILO 5</td>
<td>Lectures and Tutorials: appraisal techniques for compensation, lease modification and land premium</td>
<td>9</td>
</tr>
</tbody>
</table>

4. Assessment Tasks/Activities:

**Coursework:** 100%  
**Examination:** 0%

<table>
<thead>
<tr>
<th>CILO No.</th>
<th>Type of assessment tasks/activities</th>
<th>Weighting (if applicable)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>CILO 1</td>
<td>Assignment (80%) and Mid-term Quiz (20%)</td>
<td>---</td>
<td>• Nil</td>
</tr>
<tr>
<td>CILO 2</td>
<td>Assignment (80%) and Mid-term Quiz (20%)</td>
<td>---</td>
<td>• Nil</td>
</tr>
<tr>
<td>CILO 3</td>
<td>Assignment (50%), Mid-term Quiz (20%) and verbal presentation (30%)</td>
<td>---</td>
<td>• Nil</td>
</tr>
<tr>
<td>CILO 4</td>
<td>Assignment (50%), Mid-term Quiz (20%) and verbal presentation (30%)</td>
<td>---</td>
<td>• Nil</td>
</tr>
<tr>
<td>CILO 5</td>
<td>Assignment (50%), Mid-term Quiz (20%) and verbal presentation (30%)</td>
<td>---</td>
<td>• Nil</td>
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</table>

5. Grading of Student Achievement:

**Grading Pattern:**

Standard

Refer to Grading of Courses in the Academic Regulations.
Part III

**Keyword Syllabus:**

Town planning and land management in Hong Kong SAR; Town planning and land management in Chinese Mainland; Zoning principles; Land tenure/Lease conditions; Lease modification and enforcement; Grant and transfer of land use right; Registration and search of land interests; Local economy; Economic development strategy; Environmental impact assessment; Sustainable development; Specialist valuations including historical buildings, chemical plant, petrol stations and etc; Yield for Discount Cash Flow techniques; Appraisal techniques for compensation, lease modification and land premium.

**Recommended Reading:**

- **Texts:**
  14. Nissim, R., (1998), Land Administration and Practice in Hong Kong, Hong Kong University Press, HK.
  15. Nissim, R., (2001), Ma Wan Park - Hong Kong Institute of Surveyors Seminar held on 23 May 2001 Hong Kong.
  19. Wong, P. (2003), Land Compensation and Hope Value, Surveyors Times, Nov., Hong Kong Institute of Surveyors, Hong Kong

- **Online Resources:**