

**City University of Hong Kong
Course Syllabus**

**offered by Department of Public Policy
with effect from Semester B 2020/ 21**

Part I Course Overview

Course Title: Housing Management and Practice

Course Code: POL4954

Course Duration: One Semester

Credit Units: 3

Level: B4

Arts and Humanities

Study of Societies, Social and Business Organisations

Science and Technology

Proposed Area:
(for GE courses only)

Medium of Instruction: English

Medium of Assessment: English

Prerequisites: Nil
(Course Code and Title)

Precursors: Nil
(Course Code and Title)

Equivalent Courses: Part II of SA4502 Housing Policy and Administration; SA/POL3233 Managing the Housing System; SA4954 Housing Management and Practice
(Course Code and Title)

Exclusive Courses: Nil
(Course Code and Title)

Part II Course Details

1. Abstract

(A 150-word description about the course)

This course aims to equip students with the knowledge of the conceptual frameworks for examining how housing systems are managed in the context of a rapidly changing economic, political and social environment, and also the skills to integrate the theories and practices of housing governance.

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.	Identify and explain existing and emerging institutional and organizational arrangement of the housing system in Hong Kong.	-		v	
2.	Outline the existing and emerging operations and development of housing governance in the private sector.	-			v
3.	Analyse, differentiate and discover the existing and emerging operations and management practice of the housing systems in both the public and private sectors.	-		v	
4.	Apply theories and techniques acquired from this and other courses in the programme to analyze and discover contemporary issues in housing management.	-	v		v
5.	Appraise the existing and emerging theories and techniques of housing management in the light of the local socio-political and policy context and to derive new approaches in practice.	-		v	v
		100%			

* If weighting is assigned to CILOs, they should add up to 100%.

[#] Please specify the alignment of CILOs to the Gateway Education Programme Intended Learning outcomes (PILOs) in Section A of Annex.

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	Lectures will summarize and explain the existing and emerging institutional and organization arrangements of the housing system in Hong Kong. Student-teacher interactions will frequently take place in form of class discussion. Guest lectures will also be offered by visiting scholars or senior housing management practitioners on related topics when appropriate.	v	v	v			2 hours (class contact)
Group presentation And Discussion	Essential readings on topical themes will be assigned for students for self-study and follow-up in class discussion. Students form into small groups for an in-depth study of assigned topics, to analyze and discover new perspectives. Group presentation will be conducted in the tutorial session.			v	v		1 hour (class contact)
Group Paper	After the group presentation, discussion among the students will be conducted. Students will apply communication and specific skills and knowledge relevant to housing management career. An analytic paper is required after the tutorial presentation and discussion.				v	v	3-4.5 (private study)
An individual essay	Students will prepare an individual essay on a housing management related issue. After that, they are encouraged to include at least some of the following subject items in their assignments: site visit; questionnaire survey, web search of government plans and/or housing management documents; summary of academic articles; summary of interviews with concerned parties; critical reflection.	v	v	v	v		

4. Assessment Tasks/Activities (ATs)

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

Assessment Tasks/Activities	CILO No.					Weighting*	Remarks
	1	2	3	4	5		
Coursework Assessment: <u>100%</u>							
Participation	v	v	v	v	v	10%	Students will participate and discuss their topics in lectures and tutorials, comment critically on assignment presentations of other students; and participate in a debate at the end of the course designed to provide an opportunity to reflect on material and issues covered in lectures.
Group presentation						10%	Students will present their discussion topics in tutorials, answer questions and comments raised by other classmates; They could present a better presentation skills as well as debates to reflect on material and issues covered in lectures;
Group paper	v	v	v	v	v	30%	Students are able to employ concepts and theories relating to housing management to examine housing management issues in Hong Kong or elsewhere. They are also able to critically examine the concepts and theories being employed in the analysis. Finally, they are able to present ideas in written form with clarity.
Individual Essay	v	v	v	v	v	50%	Students will prepare an individual essay on a housing management related issue. Students will be encouraged to include at least some of the following in their assignments: site visit; questionnaire survey, web search of government plans and/or housing policy documents; summary of academic articles; summary of interviews with concerned parties; critical reflection. The individual essay should include about 3500-4,000 words (excluding texts in graphics, tables, reference list and appendices).
						100%	

* The weightings should add up to 100%.

Note:

If a course has both coursework and examination components, students are required to pass BOTH the coursework assessment AND the examination before they can be awarded an overall passing grade of the course.

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-)	Fair (C+, C, C-)	Marginal (D)	Failure (F)
Participation	Quality of students' feedbacks and participation degree	<p>1. Students have an excellent knowledge of institutional and organisational arrangement of the housing system in Hong Kong</p> <p>2. Students could proactively evaluate new and emerging operation and management of the housing system in both the public and private sector</p> <p>3. Students could proactively and critically discover new perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p> <p>4. Students could proactively devise possible solutions for the problems in the housing system.</p>	<p>1. Students have a good knowledge of institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2. Students could evaluate new and emerging operation and management of the housing system in both the public and private sector;</p> <p>3. Students could discover some perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>1. Students have a rudimentary knowledge of the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2. Students could identify new and emerging operation and management of the housing system in both the public and private sector;</p> <p>3. Students could identify and analyse emerging issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>1. Students have obvious limitations in his/her knowledge of the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2. Students could basically understand the new and emerging operation and management of the housing system in both the public and private sector;</p>	<p>1. Students have known nothing about the institutional and organizational arrangement of the housing system in Hong Kong;</p> <p>2. Students could not understand the new and emerging operation and management of the housing system in both the public and private sector;</p>

Group presentation	Students' presentation performance	<p>1. Students' presentation have shown an excellent knowledge of institutional and organisational arrangement of the housing system in Hong Kong</p> <p>2. Students could proactively evaluate new and emerging operation and management of the housing system in both the public and private sector</p> <p>3 Students could proactively and critically discover new perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p> <p>4 Students could proactively devise possible solutions for the problems in the housing system.</p>	<p>1 Student's presentation has shown a good knowledge of the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2 Students could evaluate new and emerging operation and management of the housing system in both the public and private sector;</p> <p>3 Students' presentation could discover some perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>1 Student's presentation has shown rudimentary knowledge of the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2 Students' presentation could identify new and emerging operation and management of the housing system in both the public and private sector;</p> <p>3 Students' presentation could identify and analyse emerging issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>1 Student's presentation have shown obvious limitations in his/her knowledge of the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2 Students could basically understand the new and emerging operation and management of the housing system in both the public and private sector;</p>	<p>1 The student's presentation reflects almost nothing about the institutional and organizational arrangement of the housing system in Hong Kong;</p> <p>2 Students could not understand the new and emerging operation and management of the housing system in both the public and private sector;</p>
Group paper	Group report's quality	1. Students' group paper have shown an excellent knowledge of institutional and organisational	1. Student's group paper has shown a good knowledge of the institutional and organizational	1. Student's group paper has shown rudimentary knowledge of the institutional and	1. Student's group paper have shown obvious limitations in his/her knowledge of	1 The student's group paper reflects almost nothing about the institutional and organizational

		<p>arrangement of the housing system in Hong Kong</p> <p>2. Students could proactively evaluate new and emerging operation and management of the housing system in both the public and private sector</p> <p>3 Students could proactively and critically discover new perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p> <p>4 Students could proactively devise possible solutions for the problems in the housing system.</p>	<p>arrangement of the housing system in Hong Kong</p> <p>2 Students could evaluate new and emerging operation and management of the housing system in both the public and private sector;</p> <p>3 Students' group paper could discover some perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>organizational arrangement of the housing system in Hong Kong</p> <p>2 Students' group paper could identify new and emerging operation and management of the housing system in both the public and private sector;</p> <p>3 Students' group paper could identify and analyse emerging issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2 Students could basically understand the new and emerging operation and management of the housing system in both the public and private sector;</p>	<p>arrangement of the housing system in Hong Kong;</p> <p>2 Students could not understand the new and emerging operation and management of the housing system in both the public and private sector;</p>
Individual Essay	Quality of students' academic works	<p>1. Students have an excellent knowledge of institutional and organisational arrangement of the housing system in Hong Kong</p> <p>2. Students could proactively evaluate new and emerging operation and</p>	<p>1 Students have a good knowledge of institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2 Students could evaluate new and emerging operation and management of</p>	<p>1 Students have a rudimentary knowledge of the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2 Students could identify new and emerging operation</p>	<p>1 Students have obvious limitations in his/her knowledge of the institutional and organizational arrangement of the housing system in Hong Kong</p> <p>2 Students could basically understand</p>	<p>1 Students have known nothing about the institutional and organizational arrangement of the housing system in Hong Kong;</p> <p>2 Students could not understand the new and emerging</p>

		<p>management of the housing system in both the public and private sector</p> <p>3 Students could proactively and critically discover new perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p> <p>4 Students could proactively devise possible solutions for the problems in the housing system.</p>	<p>the housing system in both the public and private sector;</p> <p>3 Students could discover some perspectives in analysing issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>and management of the housing system in both the public and private sector;</p> <p>3 Students could identify and analyse emerging issues in the housing system with theories and techniques acquired from this and other courses in the programme.</p>	<p>the new and emerging operation and management of the housing system in both the public and private sector;</p>	<p>operation and management of the housing system in both the public and private sector;</p>
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Grading of student achievements is based on student performance in assessment tasks/activities with the rubrics defined and be in accordance with the Academic Regulations for Bachelor's Degrees, where appropriate.

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.)

Governance of housing system; existing and emerging institutional arrangements and organizational structures; collective actions; principal-agent relations; gated communities; tenant participation; professionalisation of housing management practitioners; privatisation of public housing and housing finance; housing allocation; housing management and practice for persons with disabilities; new approaches in improving housing quality.

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. Balchin, P. N. (2002) *Housing policy : an introduction* (4th ed). London ; New York : Routledge.
2. Chiu, R.L.H. (ed.) (2006) *Professional Housing Management Practice in Hong Kong*. Hong Kong: Hong Kong University Press.
3. Chung P L (2014) *Building Management – 100 Questions and Answers in issues relating to legal aspects*, Hong Kong: Enlighten & Fish Limite (in Chinese) 鍾沛林 (2004) 《大廈管理法律百答》 亮光文化有限公司
4. Forrest, R and Lee, J (ed.) (2003) *Housing and Social Change: East-West Perspectives*, London; New York: Routledge.
5. Hong Kong Government Department of Justice, *Building Management Ordinance*, Chapter 344.
6. Malpass, P. and Murie, A. (1999) *Housing Policy and Practice*. London: Macmillan Press.
7. Reeves, Paul (2005) *An introduction to social housing* (2nd ed). Amsterdam ; Oxford : Elsevier Butterworth-Heinemann.
8. Somerville, Peter with Sprigings, Nigel (2005) *Housing and social policy : contemporary themes and critical perspectives* (ed) London : Routledge.
9. Yeung Y.M. and Wong T.K.Y. (eds.) (2003) *Fifty Years of Public Housing in Hong Kong: A Golden Jubilee Review and Appraisal*. Hong Kong: Chinese University Press.
10. King, Peter (2016) *The Principles of Housing*. London and New York: Routledge, Ch. 6, 7, 8 and 18 (Available in Semi-closed Collection of CityU library).
11. Kromhout, S. and van Ham, M. (2012) “Social Housing: Allocation” In *International Encyclopedia of Housing and Home*, pp.384-388.
12. Clarke, A. (2012) “Housing Need in the United Kingdom” In *International Encyclopedia of Housing and Home*, pp. 538-543.
13. Spicker, Paul (1987) “Concept of Need in Housing Allocation” *Policy and Politics* 15(1): 17-27
14. Cowan, Dave and Marsh, Alex (2005) “From Need to Choice, Welfarism to Advanced Liberalism? Problematics of Social Housing Allocation” *Legal Studies* 25(1), pp.22-48.
15. Housing Department (2018) *General Housing Policies on Application for Public Housing, Subsidised Home Ownership Schemes and Estate Management Hong Kong* : Housing Department

2.2 Additional Readings

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

1. Bailey, N. and Robertson, D. (1997) *Management of Flats in Multiple Ownership: Learning from Other Countries*. Bristol: Policy Press.
2. Cairncross, L., Clapham, D. and Goodlad, R. (1997) *Housing Management, Consumers and Citizens*. London: Routledge.
3. Franklin, B. (1998) “Constructing a Service, Context and Discourse in Housing Management”, *Housing Studies*, 13(2): 201-216.
4. Franklin, B. and Clapham, D. (1997) “The Social Construction of Housing Management”, *Housing Studies*, 12(1): 7-26.

5. Hong Kong Government Department of Justice, Building Management-related Ordinances. (http://www.buildingmgt.gov.hk/en/legislation/3_5.htm)
6. Kent, P., Merry, M. and Walters, M. (2002) Building Management in Hong Kong. Hong Kong: LexisNexis.
7. Malpass, P. (1997) Ownership, Control and Accountability: The New Governance of Housing. Coventry: Chartered Institute of Housing.
8. Malpass, P. and Murie, A. (1999) Housing Policy and Practice. London: Macmillan Press.
9. Pearl, M. (ed.) (1997) Social Housing Management: A Critical Appraisal of Housing Practice. Hampshire: Macmillan.

Online Resources:

1. Chartered Institute of Housing www.cih.org
2. Home Affairs Department Website on Building Management www.had.gov.hk
3. Hong Kong Housing Authority www.housingauthority.gov.hk
4. Hong Kong Housing Home Page www.cityu.edu.hk/hkhousing
5. Hong Kong Housing Society www.hkhs.com
6. Hong Kong Institute of Housing <http://www.housing.org.hk/>