

**City University of Hong Kong
Course Syllabus**

**offered by Division of Building Science and Technology
with effect from Semester A 2017/18**

Part I Course Overview

Course Title:	Development and Fire Safety Control
Course Code:	BST13767
Course Duration:	1 semester
Credit Units:	3 credits
Level:	A1
Proposed Area: <i>(for GE courses only)</i>	<input type="checkbox"/> Arts and Humanities <input type="checkbox"/> Study of Societies, Social and Business Organisations <input type="checkbox"/> Science and Technology
Medium of Instruction:	English
Medium of Assessment:	English
Prerequisites: <i>(Course Code and Title)</i>	Nil
Precursors: <i>(Course Code and Title)</i>	Nil
Equivalent Courses: <i>(Course Code and Title)</i>	BST12767 Planning & Development BST13768 Building Control
Exclusive Courses: <i>(Course Code and Title)</i>	Nil

Part II Course Details

1. Abstract

The course aims to equip students with an understanding and application of planning control and lease control relating to land use and real estate development; the practice of land administration system in Hong Kong; fire safety control in buildings; and development control with reference to building regulations and environmental control.

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 and apply planning control and lease control relating to land use and real estate development.		√	√	
2	Apply the practice of land administration system in Hong Kong.		√	√	
3	Understand building control and fire safety control in buildings.		√	√	
4	Understand the building regulations and environmental control on health and environment in buildings.		√	√	
		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 applicable) (if applicable)
		1	2	3	4	
Lecture	Lecture is an in-class activity. The activity involves oral presentation by lecturer(s) explaining the relevant concept, procedure and practice on development control (emphasize in planning control and lease control) and land administration system.	√	√	√	√	3 hours/week
Case study review	Case study review is an in-class activity. The activity involves student discussion on specific topic(s).	√	√	√	√	

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		
Continuous Assessment: <u>30%</u>						
Assignment	√				20%	
Test		√	√	√	10%	
Examination: <u>70%</u> (duration: 2.5 hours)						
Examination	√	√	√	√	70%	
* The weightings should add up to 100%.					100%	

Note: A student must obtain a minimum mark of 35 in both coursework and examination components and an overall mark of 40 to pass the course.

Assignment: In the form of case studies and groups with individual assessment where appropriate in which the students are asked to apply relevant concept, procedure and practice related to planning control and lease control.

Test: Students are assessed by a closed book test in the form of short/long questions and/or multiple choices questions.

Examination: Closed book examination is in the form of multiple choices or short/long questions will be set to assess the students' learning outcomes.

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)
1. Group Case Study	Ability to discover and analyse practical issues of planning and lease control.	High	Significant	Moderate	Basic	Below marginal
2. Test	Ability to discover and analyse the topics.	High	Significant	Moderate	Basic	Below marginal
3. Examination	Ability to address the question with comprehensive and in-depth knowledge of the topics.	High	Significant	Moderate	Basic	Below marginal

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.)

Planning control & law: Town Planning Ordinance; Planning legislation; Planning application and development.

Land lease & lease control: Land lease; Lease modification, waiver.

Land administration system: Lands Department functions; Land tenure system in Hong Kong; Small house policy; Methods of disposal of government land; New town development.

Building control and fire safety control: Buildings Ordinance; Practice Notes for Authorized Persons; fire safety code; means of escape, means of access; fire resisting construction; fire services installations

Health and Environmental control: Building (Planning) Regulations; Environmental law.

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. Hong Kong Government. *Town Planning Ordinance, Chapter 131*, Hong Kong Government Printer
2. Lai, L. 2000. *Town planning practice: context, procedures and statistics for Hong Kong*, Hong Kong: Hong Kong University Press.
3. Poon, T. and Chan, E. 1998. *Real Estate Development in Hong Kong*, Hong Kong: Pace Pub.
4. Hong Kong Government. *Buildings Ordinance, Chapter 123*, Hong Kong Government Printer
5. Hong Kong Government. 2012. *Code of Practice for Fire Safety in Buildings 2011*. Buildings Department, Hong Kong
6. Hong Kong Government. *Building (Planning) Regulations, Chapter 123F*, Hong Kong Government Printer
7. Tong, A. Y. H. 2013. *Building and Development Control Legislation in Hong Kong*, Pace Publishing Limited

2.2 Additional Readings

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

1. Cham, E. 1998. *Butterworth's conveyancing and property law handbook*, Hong Kong: Butterworths.
2. Lai, L. 1997. *Town planning in Hong Kong: a critical review*, Hong Kong: City University of Hong Kong.
3. Li L.H. 2006. *Development appraisal of land in Hong Kong* (Rev. Ed.), Chinese University Press, HK.
4. Ugo, M. 2000. *Basic principles of property law*, Westport, Conn.: Greenwood Press.