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

Part II   Course Details

1.   Abstract

This course aims to inspire students to appreciate the development potential of a site through Building (Planning) Regulations; motivate students to understand the control mechanism; and introduce students to the land administration system.

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	Evaluate the development potential with reference to Building (Planning) Regulations.		√	√	
2	Understand control mechanism (i.e. building, planning and lease control) relating to property development.		√	√	
3	Explore the land administration system.		√	√	
	* If weighting is assigned to CILOs, they should add up to 100%.	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	
Lecture	Lecture is an in-class activity. The activity involves oral presentation by lecturer(s) explaining the relevant concept, procedure and practice to appreciate the development potential and control mechanism.	√	√	√	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		
Continuous Assessment: <u>40%</u>					
Assignment	√			20%	
Test		√	√	20%	
Examination: <u>60%</u> (duration: 2 hours)					
Examination	√	√	√	60%	
* 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 through application of Building (Planning) Regulations to appreciate and evaluate the development potential of a site.

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 apply Building (Planning) Regulations for the development potential.	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.)

      Building (Planning) Regulations; Development potential; Gross floor area; Plot ratio; Planning Control; Town Planning Ordinance; Planning application; Lease control; Lease modification; Land administration system; Building control; Buildings Ordinance; Building Regulations.

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. *Building (Planning) Regulations, Chapter 123F*, Hong Kong Government Printer
      2.   Tong, A. Y. H. 2013. *Building and Development Control Legislation in Hong Kong*, Pace Publishing Limited
      3.   Poon, T. and Chan, E. 1998. *Real Estate Development in Hong Kong*, Hong Kong: Pace Pub.
      4.   Hong Kong Government. *Town Planning Ordinance, Chapter 131*, Hong Kong Government Printer
      5.   Hong Kong Government. *Buildings Ordinance, Chapter 123*, Hong Kong Government Printer

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

      NA