

City University of Hong Kong
Course Syllabus

offered by Division of Building Science and Technology
with effect from Semester A in 2018/19

Part I Course Overview

Course Title: Planning and Development

Course Code: BST22765

Course Duration: 1 Semester

Credit Units: 3

Level: A1

Proposed Area: ☐ Arts and Humanities
(for GE courses only) ☐ Study of Societies, Social and Business Organizations
 ☐ 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) Nil

Exclusive Courses:
(Course Code and Title) Nil

Part II Course Details

1. Abstract

The course aims to develop the ability of students to understand and apply the concepts and requirements of planning control, lease control, land administration and land management for real estate development.

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. | Understand the basic legal concepts and finance for real estate development. | 25% | √ | √ | |
| 2. | Understand the land administration system and practice in Hong Kong. | 25% | √ | √ | |
| 3. | Understand the lease control through lease modification and waiver. | 25% | √ | √ | |
| 4. | Apply the planning control relating to land use and real estate development. | 25% | √ | √ | |
| * If weighting is assigned to CILOs, they should add up to 100%. | | 100% | | | |

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 | |
| Lecture (Average class size: no more than 100 students) | Lecture is an in-class activity. The activity involves oral presentation by the lecturer(s) explaining the relevant theories, concepts and procedures related to planning and land management. The presentation will be supported by briefings, demonstrations and guidance through lecture notes, on-line information and/or guest lecturing. | √ | √ | √ | √ | 3 hours/week |
| Case study review | Case study review is an in-class activity. The activity involves student discussion and/or oral presentation. | √ | √ | √ | √ | |

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>40%</u> | | | | | | |
| Assignments | √ | √ | √ | √ | 40% | |
| Examination: <u>60%</u> (duration: 2.5 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.

Assignments (report and/or presentation and/or in-class exercise): The assignments are in the form of group assignment with individual assessment where appropriate which require students to understand the requirements for exploration of discovery in real estate development / land administration / lease control / planning control via case study. Students are required to submit written report and/or conduct oral presentation for the assignments. Closed and/or open book in-class exercises where appropriate is/are in the form of short/long/multiple choice questions will be set to assess the students' understanding on the lecture topics.

Examination: Closed book examination is in the form of essay type, computation questions or multiple choices 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. Assignments | Ability to understand the requirements for exploration of discovery in real estate development / land administration / lease control / planning control | High | Significant | Moderate | Basic | Below marginal |
| 2. Examination | Ability to address the questions with comprehensive and in-depth knowledge of planning and development. | 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.)

Real estate development: Basic legal concepts of real estate; Land use; Finance for development

Land administration: Land tenure system; Methods of disposal of government land; New Territories exempted house

Lease control: Land leases; Lease conditions; Land search; Lease modification; Premium assessment; Wavier; Waiver fee

Planning control: Town Planning Ordinance; Town Planning Board; Planning Department; Outline zoning plan; Planning permission; Review; Appeal; Unauthorized development; Direct enforcement

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. HKSAR Government. *Town Planning Ordinance, Chapter 131*, HKSAR Government Printer
2. Nissim R. 2008. *Land Administration and Practice in Hong Kong*, Hong Kong: Hong Kong University Press
3. Lai W.C., Ho C.W. & Leung H.F. 2004. *Change in Use of Land: a Practical Guide to Development in Hong Kong*, Hong Kong: University Press
4. Li L.H. 2006. *Development appraisal of land in Hong Kong* (Rev. Ed.), Hong Kong: Chinese University Press
5. Poon, T. and Chan, E. 1998. *Real Estate Development in Hong Kong*, Hong Kong: Pace Pub

2.2 Additional Readings

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

1. Lai, L. 1997. *Town planning in Hong Kong: a critical review*, Hong Kong: City University of Hong Kong.
2. Lai, L. 2000. *Town planning practice: context, procedures and statistics for Hong Kong*, Hong Kong: Hong Kong University Press.