

# CA4229: LAND USE PLANNING AND APPLIED VALUATION

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## Effective Term

Semester A 2022/23

## Part I Course Overview

### Course Title

Land Use Planning and Applied Valuation

### Subject Code

CA - Civil and Architectural Engineering

### Course Number

4229

### Academic Unit

Architecture and Civil Engineering (CA)

### College/School

College of Engineering (EG)

### Course Duration

One Semester

### Credit Units

3

### Level

B1, B2, B3, B4 - Bachelor's Degree

### Medium of Instruction

English

### Medium of Assessment

English

### Prerequisites

Nil

### Precursors

Nil

### Equivalent Courses

BC4229 Land Use Planning and Applied Valuation

### Exclusive Courses

Nil

## Part II Course Details

### Abstract

This course aims to provide students with a comprehensive understanding of: (1) the land use planning and land management systems in Hong Kong, SAR and (2) property appraisal approaches and applied valuation practice of the Hong Kong Special Administrative Region. 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.

### Course Intended Learning Outcomes (CILOs)

CILOs		Weighting (if DEC-A1 DEC-A2 DEC-A3 app.)			
1	Articulate the town planning and land management systems of the Hong Kong SAR;		x		
2	Critically analyze the various legislation and government policies relating to land use planning;			x	x
3	Explain the implications of urban planning and land policies to demographics, socio-economics, and the property market;			x	x
4	Explain and apply the appropriate techniques for property appraisal, including sales comparison approach, cost approach and income approach;		x	x	x
5	Understand and justify the compulsory purchase and lease modifications, and apply appraisal techniques for assessing compensation, land premium and etc.		x	x	x

#### 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 real-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.

### Teaching and Learning Activities (TLAs)

TLAs	Brief Description	CILO No.	Hours/week (if applicable)
1	Lectures	Introduce land use practices and valuation techniques	1, 2, 3, 4, 5

2	Tutorials	Explain the ways to apply advanced land valuation techniques by using actual transaction data	1, 2, 3, 4, 5	
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**Assessment Tasks / Activities (ATs)**

	ATs	CILO No.	Weighting (%)	Remarks (e.g. Parameter for GenAI use)
1	Assignments	1, 2, 3, 4, 5	30	
2	Mid-term Quiz	1, 2, 3, 4, 5	20	

**Continuous Assessment (%)**

50

**Examination (%)**

50

**Examination Duration (Hours)**

2

**Assessment Rubrics (AR)****Assessment Task**

Assignments

**Criterion**

CAPACITY to IDENTIFY a range of urban issues and EXPLAIN the issues identified from land use planning.

**Excellent (A+, A, A-)**

High

**Good (B+, B, B-)**

Significant

**Fair (C+, C, C-)**

Moderate

**Marginal (D)**

Basic

**Failure (F)**

Not even reaching marginal levels

**Assessment Task**

Mid-term Quiz

**Criterion**

ABILITY to UNDERSTAND a range of valuation techniques and APPLY specific valuation techniques to draw policy implications.

**Excellent (A+, A, A-)**

High

**Good (B+, B, B-)**

Significant

**Fair (C+, C, C-)**

Moderate

**Marginal (D)**

Basic

**Failure (F)**

Not even reaching marginal levels

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**Assessment Task**

Examination

**Criterion**

ABILITY to CONNECT urban issues and valuation techniques in actual contexts and PROPOSE innovative solution in a constructive (practical) manner.

**Excellent (A+, A, A-)**

High

**Good (B+, B, B-)**

Significant

**Fair (C+, C, C-)**

Moderate

**Marginal (D)**

Basic

**Failure (F)**

Not even reaching marginal levels

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## Part III Other Information

**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.

**Reading List**

**Compulsory Readings**

Title	
1	Nil

**Additional Readings**

	Title
1	Bokhary, K. (1989), 'Section 16(1)(g) of the Buildings Ordinance (Cap. 123) - a shooters' guide', Hong Kong Law Journal, Vol. 19, pp. 314-330.
2	Baker and McKenzie (2004) Annual Hong Kong Property Update, 7 Sept 2004, Conrad Hotel, Hong Kong
3	Chan, C.D., (2000), 'Lease Terms in Hong Kong', The Hong Kong Institute of Surveyors Journal, Vol. 11, Issue 3, pp.38-42
4	Crown Lands and Survey Office, (195-, 1977), A simple guide to Crown land transactions, Hong Kong Government.
5	Government Information Services, (1945-2000), Hong Kong Annual Report, Hong Kong Government.
6	Pong, J.K., (1999), Student Surveys' Bulletin - Offensive Trades Clause in old form government leases, Building Surveyors, Hong Kong Institute of Surveyor, April 1999.
7	Ng, F.H.K., (1999), Methods on disposal of government land, The Newsletter of the Hong Kong Institute of Surveyor, Vol. 10, Iss. 3, Dec. 1999.
8	Land Office, (1956), Circular Memorandum No. 1, 23 February 1956, Hong Kong Government.
9	Land Office, (1969), Circular Memorandum No. 34, 4 June 1969, Hong Kong Government.
10	Li, L.H., (1997), Development Appraisal of Land in Hong Kong, The Chinese University Press, HK.
11	Lai, L.W.C., (1996), Zoning and Property Rights: A Hong Kong case study, Hong Kong University Press, HK.
12	Lai, L.W.C., (1999), Town Planning in Hong Kong: A Review of Building Appeal Decisions: Hong Kong, Hong Kong University Press, HK.
13	Lai, L.W.C., and Ho, D.C.W.,(2000), Planning Buildings for a High-rise Environment, A Review of Building Appeal Decisions: Hong Kong, Hong Kong University Press, HK.
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.
16	Nissim, R., (2003), Yoo-hoo, Winning the Planning Game! - Hong Kong Institute of Surveyors Seminar held on 20 August 2003 Hong Kong.
17	Nield, S., (1993), Hong Kong Land Law, Longman, HK.
18	HKIS Hong Kong Institute of Surveyors, (2001), Surveying, July 2001.
19	Wong, P. (2003), Land Compensation and Hope Value, Surveyors Times, Nov., Hong Kong Institute of Surveyors, Hong Kong
20	<a href="http://www.hkis.org.hk">http://www.hkis.org.hk</a>
21	<a href="http://www.rics.org">http://www.rics.org</a>
22	<a href="http://www.info.gov.hk">http://www.info.gov.hk</a>