

CA2213: DEVELOPMENT ECONOMICS

Effective Term

Semester A 2025/26

Part I Course Overview

Course Title

Development Economics

Subject Code

CA - Civil and Architectural Engineering

Course Number

2213

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

BC2213/BC2213F Development Economics

Exclusive Courses

Nil

Part II Course Details

Abstract

The course aims to provide an understanding of the fundamental principles of economics and explore their applications in the land conversion process.

Course Intended Learning Outcomes (CILOs)

CILOs	Weighting (if app.)	DEC-A1	DEC-A2	DEC-A3
1	describe economic decision-making in property development	x		
2	explain basic economic concepts in the context of property development	x		
3	identify the market structure of the construction industry		x	
4	apply basic quantitative approaches for property valuation			x
5	discuss the applications of various valuation methods in property development		x	
6	apply the cost and value assessment in property development		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.

Learning and Teaching Activities (LTAs)

LTAs	Brief Description	CILO No.	Hours/week (if applicable)
1	Lecture	Students will engage in formal lectures to gain knowledge for achieving the CILOs	1, 2, 3, 4, 5, 6
2	Tutorial	Students will engage in tutorial activities to extend their learning by involving in class discussions and exercises	1, 2, 3, 4, 5, 6
3	Project	Students will participate in assignment projects, conduct property valuation and land appraisal, and present their findings for critical discussion.	1, 2, 4, 5, 6

Assessment Tasks / Activities (ATs)

	ATs	CILO No.	Weighting (%)	Remarks ("- " for nil entry)	Allow Use of GenAI?
1	Assignment	1, 2, 3, 4, 5, 6	30	Only formative assessment parts are allowed to use GenAI	Yes
2	Mid-term test	1, 2, 3, 4, 5, 6	20	-	No

Continuous Assessment (%)

50

Examination (%)

50

Examination Duration (Hours)

2

Minimum Continuous Assessment Passing Requirement (%)

30

Minimum Examination Passing Requirement (%)

30

Additional Information for ATs

To pass a course, a student must obtain minimum marks of 30% in both coursework and examination components, and an overall mark of at least 40%.

Assessment Rubrics (AR)**Assessment Task**

Assignment

Criterion

1. Capacity to explore various valuation methods and give advice on the commercial viability of the property development
2. Ability to conduct property valuation and land appraisal

Excellent (A+, A, A-)

Exceptional

Good (B+, B, B-)

High

Fair (C+, C, C-)

Moderate

Marginal (D)

Basic

Failure (F)

Not reaching marginal level

Assessment Task

Mid-term test

Criterion

1. Capacity to comprehend the basic economic concepts and knowledge of property development
2. Ability to apply the concepts and knowledge for analysing the construction market structure and property development

Excellent (A+, A, A-)

Exceptional

Good (B+, B, B-)

High

Fair (C+, C, C-)

Moderate

Marginal (D)

Basic

Failure (F)

Not reaching marginal level

Assessment Task

Examination

Criterion

1. Capacity to understand the basic principles of development economics
2. Ability to apply the basic principles for examining the construction market structure and property development

Excellent (A+, A, A-)

Exceptional

Good (B+, B, B-)

High

Fair (C+, C, C-)

Moderate

Marginal (D)

Basic

Failure (F)

Not reaching marginal level

Part III Other Information

Keyword Syllabus

Economics of property development; Fundamentals of supply and demand; Market theory and structure; Costs of production; Market value of property; Land economics; Valuation and appraisal techniques; Life cycle costing

Reading List

Compulsory Readings

Title	
1	Lavender, S. D. 1990, Economics for Builders and Surveyors: Principles and Applications of Economic Decision Making in Developing the Built Environment, Longman Scientific & Technical, Harlow. [TH437.L38 1990]
2	Li, L.H. 2006, Development Appraisal of Land in Hong Kong, Chinese University Press, Hong Kong. [HD1389.5.C6 L5 2006]
3	Ruddock, L. 1992, Economics for Construction and Property, Edward Arnold, London. [HD9715.A2 R82 1992]

Additional Readings

Title	
1	Ashworth, A. 2002, Pre-contract Studies: Development Economics, Tendering and Estimating, Blackwell Science, Oxford. [HD9715.A2 A83 2008]
2	Brown, G.R. and Matysiak, G.A. 2000, Real Estate Investment: A Capital Market Approach, Financial Times Prentice Hall, Harlow. [HD1382.5.B78 2000]
3	Kirkham, R.J. 2007, Ferry and Brandon's Cost Planning of Buildings, 8th edition, Blackwell Science, Oxford. [TH435.F36 2007]
4	Lean, W. and Goodall, B. 1983, Aspects of Land Economics, Estates Gazette, London. [HD598.L42]
5	Millington, A.F. 2000, An Introduction to Property Valuation, Estates Gazette, London. [HF5681.V3 M5 2000]
6	Richmond, D. 1994, Introduction to Valuation, Macmillan, Hampshire. [HD1387.R526 1994]
7	Mankiw, N.G. 2007, Principles of Economics, Thomson/South-Western, Mason. [HB171.5.M264 2007]
8	Briscoe, G. 1988, The Economics of the Construction Industry, Mitchell, London. [HD9715.A2 B74]
9	Poon, N.T. and Chan, H.W. 1998, Real Estate Development in Hong Kong, Pace, Hong Kong. [HD943.2.R42 1998]
10	Seeley, I.H. 1997, Quantity Surveying Practice, 2nd edition, Macmillan, Basingstoke. [TH435.S435 1997]
11	Hong Kong Institute of Surveyors 1999, Code of Measuring Practice, Hong Kong. [TH435.H67 1999]