

CA4229: LAND USE PLANNING AND APPLIED VALUATION

Effective Term

Semester A 2025/26

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 app.)		DEC-A2	DEC-A3
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.

Learning and Teaching Activities (LTAs)

LTAs		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	

Assessment Tasks / Activities (ATs)

	ATs	CILO No.	Weighting (%)	Remarks ("- " for nil entry)	Allow Use of GenAI?
1	Assignments	1, 2, 3, 4, 5	30		No
2	Mid-term Quiz	1, 2, 3, 4, 5	20		No

Continuous Assessment (%)

50

Examination (%)

50

Examination Duration (Hours)

2

Minimum Continuous Assessment Passing Requirement (%)

30

Minimum Examination Passing Requirement (%)

30

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

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

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	Li, L.H., (1997), Development Appraisal of Land in Hong Kong, The Chinese University Press, HK.
2	Ling, David C. and Wayne R. Archer. 2016. Real Estate Principles: A Value Approach (5th edition). New York: McGraw-Hill.
3	Blackledge, Michael. 2017. Introducing Property Valuation (2nd edition). New York: Routledge.
4	Ventolo, William L. Jr., Martha R. Williams, and Sam Martin. 2018. Fundamentals of Real Estate Appraisal (13th edition). La Crosse, WI: Dearborn.
5	Cruden, Gordon and Liza-Jane Cruden. 2017. Land Compensation and Valuation Law in Hong Kong (4th ed.). LexisNexis