



BUSINESS SCHOOL

Course Outline 2017
PROPERTY 342: PROPERTY DEVELOPMENT (15 POINTS)
Semester 1 (1173)

Course Prescription

An introduction to the process of property development, including application of analytical methods to case studies.

Programme and Course Advice

Prerequisite: 90 points from PROPERTY 211-281

Goals of the Course

To provide a firm understanding of Property Development for the Bachelor of Property (BProp) degree programme.

Learning Outcomes

By the end of this course it is expected that the student will be able to:

1. Understand the process in progressing property development;
2. Analyse projects and determine feasibility;
3. Understand the specific focus requirements on development for differing industry sectors; and
4. Display familiarity with specialist facets of property development including sustainability.

Content Outline

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| Week 1 | The course approach, property development definition and property market cycles plus the development process. |
| Week 2 | Development process, stakeholder groups, cultural understanding, financial decision making criteria and lettable area measurement. |
| Week 3 | Feasibility studies and commercial assessment |
| Week 4 | Project & design concept development to maximise value. |
| Week 5 | Stakeholder consultation, cultural perspectives and Authority consents. |
| Week 6 | Test and investment assessments. |

Week 7	Communication skills plus refurbishment and redevelopment.
Week 8	Tenancy fit out and office buildings, Risk Management.
Week 9	Green and sustainable development plus construction and control.
Week 10	Construction and Control, Team Briefing and management
Week 11	Group assignment presentations
Week 12	Shopping centres

Learning and Teaching

This course is taught on the city campus. To achieve the outcomes outlined above a variety of teaching approaches will be utilised including lectures, test, assignment, student presentations and exam. The class meets for three hours a week. Active participation is encouraged and students will be expected to master material presented in class lectures and discussions.

Teaching Staff

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Learning Resources

Try to read as widely as you can during the course on property development matters from newspapers and periodicals. There is little available in the form of text books, particularly in relation to property development in New Zealand and accordingly there is no prescribed text for the course.

The following recommended texts for additional reading if desired are in the library as desk copies:

Rick Best & Gerard de Valence (1999) Editors. BUILDING IN VALUE, Pre-design Issues. Arnold, London. Location: Short Loan, Kate Edger Information Commons (KEIC), 624.068 B56.

Rawlinsons New Zealand Construction Handbook 2013/14. This includes handy sections on construction Management and NZ Property Legislation. It is published each year 28th Edition (2013). Publisher: Rawlinsons Publications. Author: Same. ISSN 0813 5207. Location: Short Loan, KEIC, 691 R28.

A F Millington (2000). PROPERTY DEVELOPMENT. Estates Gazette, London. Location: Short Loan, KEIC, 333.330941 M65. (2013) Edition is available as an e-book.

Allan Ashworth (2008). PRE-CONTRACT STUDIES. Development Economics, Tendering & Estimating. 3rd ed. Blackwell Science. Location: ARCH 72.083. 121 A831p.

David Isaac (2003). PROPERTY FINANCE. 2nd ed. Macmillan. Location: Short Loan, KEIC, 332.6324 I73.

Richard B. Pesier with Anne B. Frej. PROFESSIONAL REAL ESTATE DEVELOPMENT, The Uli Guide to the Business, Uli-The Urban Land Institute, 2nd ed. Washington D.C. Published by ULI 2003. Location: Short Loan, KEIC, 333.73150973 P37. (2012) Edition is available from the General Library and will be on short loan.

Guide for the Measurement of RENTABLE AREAS. Property Council of NZ and Property Institute of NZ, July 2013.

A site worth registering for free, Bob Dey Property Report, Newsletters, 3 x per week: www.propbd.co.nz

Assessment

Coursework	18%	Test
	20%	Assignment #1
	8%	Assignment #2 (group)
	4%	One minute Tests during Lectures
Examination	50%	

Further details on these assessments will be provided at the first lecture. Dates are provided in the Course Book.

Learning Outcome	Test	Assignment #1	Assignment #2	One minute Tests During Lectures	Examination
1	x		x	x	x
2	x	x			x
3			x	x	x
4	x		x	x	x

(**Note:** The details set out in this Course Outline are subject to change. Any changes will be notified in lectures.)

Inclusive Learning

Students are urged to discuss privately any impairment-related requirements face- to-face and/or in written form with the course convenor/lecturer and/or tutor.

Student Feedback

Student feedback is sought at the end of the course. The University periodically undertakes a survey of the students at the completion of this course including suggestions for improvement. These comments from earlier years have contributed to the nature of the assignments and structure of the course. For 2017 the course is maintaining earlier changes to increase the assessment weighting of course work. Very short tests have been introduced during lecture periods. Most lectures have also been updated with one lecture significantly so the exam weighting for assessment has been maintained as 50%.

In the event of an unexpected disruption

We undertake to maintain the continuity and standard of teaching and learning in all your courses throughout the year. If there are unexpected disruptions the University has contingency plans to ensure that access to your course continues and your assessment is fair, and not compromised. Some adjustments may need to be made in emergencies. In the event of a disruption, the University and your course coordinators will make every effort to provide you with up to date information via Canvas and the university web site.