



BUSINESS SCHOOL

Course Outline 2017
PROPERTY 380: PROPERTY ISSUES AND TRENDS (15 POINTS)

Semester 1 (1173)

Course Prescription

Property development and investment practices have significant consequences for economic, social and environmental outcomes. Uses relevant literature to provide a critical analysis of contemporary dynamics and problems in international and national property markets.

Programme and Course Advice

Prerequisite: 90 points from PROPERTY 211-281

Goals of the Course

The course goal is to acquire an awareness and understanding of the current trends and emergent issues that influence the property industry.

Learning Outcomes

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

1. understand the relationship between energy and sustainability;
2. understand the principles of sustainable 'green building' design and building systems;
3. demonstrate an understanding of the various forms of sustainable urban development;
4. understand the background and property market implications of leaky building syndrome and earthquake-prone buildings;
5. critically discuss the connection between property and capital markets;
6. critically analyse issues related with various property ownership and investment vehicles such as REITs, direct and indirect ownership, etc;
7. demonstrate an understanding of driving forces for property markets and the formation of property market cycle; and
8. Critically discuss housing concerns associated with supply, demand, tenure and affordability.

Content Outline

- Week 1 - Introduction to Part One / Green buildings
- Week 2 - Green buildings
- Week 3 - Daylighting
- Week 4 - Ecological Homes
- Week 5 - Urban Sustainable Development / Leaky & EQP buildings
- Week 6 - Test
- MID-SEMESTER BREAK
- Week 7 - Property and capital markets
- Week 8 - Property ownership and investment vehicles
- Week 9 - Property market drivers and cycles
- Week 10 - Housing affordability I: Tenure and Supply
- Week 11 - Housing affordability II: Demand
- Week 12 - Exam Review

Learning and Teaching

Teaching Staff

Lecturers:

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Learning Resources Recommended Reading

Weeks 1 - 6

Friedman, A. (2012) *Fundamentals of Sustainable Dwellings*, Washington, DC: Island Press (e-book available from the library website).

Kibert, C. (2013) *Sustainable Construction: Green Building Design and Delivery*. 3rd ed. Hoboken, NJ: John Wiley & Sons (e-book available from the library website).

Weeks 7 - 9

Tiwari, P. & White, M. (2014) *Real Estate Finance in the New Economy*. Wiley-Blackwell (e-book available from the library website).

Newell, G. and Sieracki, K. (Eds) (2010) *Global Trends in Real Estate Finance*, Wiley-Blackwell (e-book available from the library website).

Weeks 10 & 11

Meen, G., Gibb, K., Leishman, C. and Nygaard, C. (Eds) (2016) *Housing Economics: A historical approach*, Springer (e-book available from the library website; course content covered in Chapters 7 & 10).

Other recommended readings will be listed under the "Reading List" on Canvas.

Canvas: PowerPoint presentations will be posted onto Canvas prior to lectures. Announcements will be made often and students are responsible for checking Canvas regularly.

Assessment

The internal coursework is comprised of a 20% 45-minute test, 10% assignment, various elements relating to students' course participation (attempting quizzes, participating in lectures and review sessions, in-class activities, etc) and a 50% comprehensive final examination.

Assessment	Weighting
Test (weeks 1-6)	20%
Assignment	10%
Participation and activity marks	20%
Comprehensive final exam	50%

Learning Outcome	Test One	Assignment	Participation and activity marks	Exam
1	•		•	•
2	•		•	•
3	•		•	•
4	•		•	•
5		•	•	•
6		•	•	•
7		•	•	•
8			•	•

Additional Information

Wk	Key Dates	Topics Covered	Important Events
1	Thurs 9/3	Introduction to Part One / Online documentary: Crude	Intro Lecture (in-class)
2	Thurs 16/3	L1: Green Buildings	Review 1 (in-class) Lecture 1 & Crude doco
3	Thurs 23/3	L2: Daylighting	Review 2 (in-class) Lecture 2
4	Thurs 30/3	L3: Ecological Homes / L4: Urban Sustainable Development	Review 3 (in-class) Lectures 3 & 4
5	Thurs 6/4	L5: Leaky Buildings / L6: Earthquake-prone Buildings	Review 4 (in-class) Lectures 5 & 6
6	Thurs 13/4	Test (weeks 1-6)	Test (20%) (in-class) Thurs 13/4
		MID-SEMESTER BREAK (15/4 – 30/4)	
7	Tues, Th, Fri 2/5 - 5/5	Property and capital markets	Quiz Activity 1 (in-class)
8	Tues, Th, Fri 9/5 - 12/5	Property ownership and investment vehicles	Quiz Activity 2 (in-class)
9	Tues, Th, Fri 16/5 - 19/5	Current issues and trends in property markets	Assignment (10%) Due on Thurs 18/5 10am Quiz Activity 3 (in-class)
10	Tues, Th, Fri 23/5 - 26/5	The concept of housing affordability and the “supply solution”	Quiz Activity 4 (in-class)
11	Tues, Th, Fri 30/5 - 2/6	The role of capital markets in housing affordability and a survey of “demand solutions”	Quiz Activity 5 (in-class)
12	Tues, Th, Fri 6/6 - 9/6	Exam review	

Be sure to completely read through all of the Department of Property Policies, which are posted on the Department of Property website www.property.auckland.ac.nz (see Study Options→Study Policies and Guidelines). These policies are important and cover topics such as handing in assignments, group projects, examination instructions and regulations, etc.

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

During the Semester students may be asked to complete evaluations. This is a highly valued exercise and helps to shape each course from year to year.

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CHEATING AND PLAGIARISM

The University of Auckland regards cheating as a serious academic offence.

Plagiarism is a form of cheating. In coursework assignments submitted for marking, plagiarism can occur if you use the work and ideas of others without explicit acknowledgment. Work can be plagiarised from many sources, including books, journal articles, the internet, and other students' assignments. A student's assessed work may be reviewed against electronic source material using computerised detection mechanisms. Upon reasonable request, students may be required to provide an electronic version of their work for computerised review.

The way of avoiding plagiarism is to reference your work properly. If you are in doubt about how to reference properly, ask someone – your lecturers, tutors and the Student Learning Centre are good places to start. Please refer to the following website for further information about academic referencing: www.cite.auckland.ac.nz/

The document *Guidelines: Conduct of Coursework* provides further advice on how to avoid plagiarism. It can be found at: www.business.auckland.ac.nz/conductcoursework

The penalties for plagiarism can be severe, including losing some or all of the marks for the assignment. Major offences can be sent to the University's Discipline Committee, where further penalties can be imposed.

THIRD PARTY ASSISTANCE WITH COURSEWORK

While you are encouraged to improve your coursework writing skills and are permitted to seek assistance from third parties you are advised that there are important limits on the amount and type of assistance that can be given to you in completing your assignments, including group work. Third parties include fellow students, reading groups, friends, parents, SLC tutors, and paid-for professional editing services.

There is a set of guidelines which clearly indicates the type of advice and assistance that can be given. If you are seeking the assistance of any third party you are required to give a copy of the guidelines to the person prior to them helping or assisting you.

You are also required to only seek and accept help using a printed version of your work, not an electronic version. You must keep a copy of this printed version and produce it if required.

A copy of the guidelines is available at: www.business.auckland.ac.nz/thirdpartyassistance

HELP WITH ACADEMIC REFERENCING

Acknowledgement of sources is an important aspect of academic writing. The University's Referen©ite website www.cite.auckland.ac.nz provides students with a one-stop online resource for academic referencing needs. Referen©ite explains the essentials of referencing and how to avoid plagiarism. It also includes practical tools to help students reference correctly, use references effectively in writing, and gives fast access to some major reference formats with examples.