

**Course Outline 2017**  
**PROPERTY 755: International Property Markets (15 POINTS)**  
**Semester 1 (1173)**

---

**Course Prescription**

Property markets are characterised by significant institutional differences that affect the nature and performance of national markets. Analysis of socio-economic and cultural factors influencing the operation of international markets.

**Goals of the Course**

This course is run in a seminar format and is team-taught.

The **objective** of the course is to give students an appreciation of:

- The development, evolution and implications of international real estate processes
- The nature of international markets (e.g. USA, Asia, Europe etc)

The course addresses international real estate issues from two perspectives:

- 1) **Systemic property issues** (e.g. finance or development) and international trends/ examples.
- 2) **Regional markets** their character and development.

**Learning Outcomes**

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

1. understand contemporary global property trends;
2. demonstrate a critical understanding of the role of institutions in global and regional property markets;
3. demonstrate a critical understanding of the nature and differences in international property valuations and performance measures;
4. demonstrate a critical understanding of the government's role in public housing and land tendering process, and discuss developers' bidding and development strategies in an Asian context (Singapore); and
5. identify international property tax regimes.

## Content Outline

### Seminar Timetable

Date	Lecturer	Topic
8 March	OF	Introduction; Understanding International Real Estate
15 March	OF	Property tax policy and mass valuation methods
22 March	OF	International perspectives on urban change and gentrification
29 March	ZD	The Government's Role in Land Tendering and Public Housing in Singapore
5 April	ZD	Developers' Strategies of Land Bidding and Development in Asia
12 April		NO CLASS
Mid-semester break (Friday 14 April – Saturday 29 April)		
3 May	MR	International approaches to distressed property sales
10 May	MR	Cross-country analysis of residential property investment
17 May		Student-led seminar
24 May		Student-led seminar
31 May		Student-led seminar
7 June	OF	Exam review

(Note: the order and title of seminar sessions are subject to change)

## Learning and Teaching

The anticipated class size should not exceed 10 students. The class will meet for two hours each week. Class time will be used for a combination of lectures and student-led discussions/presentations. In addition to attending classes, students should be prepared to spend about another eight hours per week on activities related to this course. These activities include carrying out the required readings and preparing for assignments and the final exam.

## Teaching Staff

### Dr Olga Filippova (co-ordinator)

Senior Lecturer, Department of Property

Office: OGGB 528

Tel: 373-7599 (ext 86289)

Email: [o.filippova@auckland.ac.nz](mailto:o.filippova@auckland.ac.nz)

Office hours: TBA

### Lecturers:

**Dr Zhi Dong**

**Dr Michael Rehm**

## Learning Resources

*There is no one textbook that covers the content of this course.*

*An extensive reading list will be distributed in-class.*

## Assessment

Student-led seminar	50%
Final Exam (2 hours, covering the entire course)	50%
Total	100%

Further details on the assessments will be provided at our first lecture.

The broad relationship between these assessments and the course learning outcomes is as follows:

Due Date	Type	Weighting	Learning Outcomes Addressed
TBA	Student-led seminar	50%	2, 3
	Exam	50%	1,2,4,5

*(Note: The details set out in this handout are subject to change. Any changes will be notified in lectures and on CECIL)*

## **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.

## **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. PROPERTY 755 – International Property Markets has been offered for several years and has been well received by students.

## **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.

## **COPYRIGHT WARNING NOTICE**

This material is protected by copyright and has been copied by and solely for the educational purposes of the University under licence. You may not sell, alter or further reproduce or distribute any part of this course pack/material to any other person. Where provided to you in electronic format, you may only print from it for your own private study and research. Failure to comply with the terms of this warning may expose you to legal action for copyright infringement and/or disciplinary action by the University.

## **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/](http://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](http://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](http://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](http://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.