**UNSW Course Outline**

# PLAN1007 Development Processes: Feasibility and Finance - 2024

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## General Course Information

**Course Code :**  PLAN1007
**Year :**  2024
**Term :**  Term 2
**Teaching Period :**  T2
**Is a multi-term course? :**  No
**Faculty :**  Faculty of Arts, Design and Architecture
**Academic Unit :**  School of Built Environment
**Delivery Mode :**  In Person
**Delivery Format :**  Standard
**Delivery Location :**  Kensington
**Campus :**  Sydney
**Study Level :**  Undergraduate
**Units of Credit :**  6

**Useful Links**

[Handbook](#) [Class Timetable](#)

## Course Details & Outcomes

### Course Description

Development Processes: Feasibility and Finance provides an introduction to the processes

involved in property development in a market context. You will learn about the nature and purposes of property development, and be introduced to property law, development economics, the regulatory context, and taxation issues. Emphasis is placed on understanding how developers work, how they determine the feasibility of projects and how they engage with the planning system. Students are encouraged to develop an appreciation of the challenges and issues arising from development, including government and community perspectives.

# Course Aims

# Course Learning Outcomes

| Course Learning Outcomes |
|---|
| CLO1 : Explain how the development process fits into the NSW planning system. |
| CLO2 : Identify the different players involved in the development process and the relationships between them. |
| CLO3 : Explain the concepts of financing, taxation, conveyancing and property as a form of investment. |
| CLO4 : Critically evaluate the various roles of private property developers and the ways they operate to achieve project outcomes |
| CLO5 : Produce a site analysis with an evaluation of development opportunities, constraints and feasibility. |

| Course Learning Outcomes | Assessment Item |
|---|---|
| CLO1 : Explain how the development process fits into the NSW planning system. | • Development Assessment Report<br>• Tutorial tasks |
| CLO2 : Identify the different players involved in the development process and the relationships between them. | • Development Assessment Report<br>• Tutorial tasks |
| CLO3 : Explain the concepts of financing, taxation, conveyancing and property as a form of investment. | • Feasibility Assessment Report<br>• Tutorial tasks |
| CLO4 : Critically evaluate the various roles of private property developers and the ways they operate to achieve project outcomes | • Development Assessment Report |
| CLO5 : Produce a site analysis with an evaluation of development opportunities, constraints and feasibility. | • Feasibility Assessment Report |

# Learning and Teaching Technologies

Moodle - Learning Management System | Echo 360

# Assessments

## Assessment Structure

| Assessment Item | Weight | Relevant Dates |
|---|---|---|
| Development Assessment Report<br>Assessment Format: Individual | 30% | Due Date: 21/06/2024 05:00 PM |
| Tutorial tasks<br>Assessment Format: Individual | 30% | Due Date: Week 2: 03 June - 09 June, Week 4: 17 June - 23 June, Week 5: 24 June - 30 June, Week 7: 08 July - 14 July, Week 9: 22 July - 28 July, Week 10: 29 July - 04 August |
| Feasibility Assessment Report<br>Assessment Format: Individual | 40% | Due Date: 02/08/2024 05:00 PM |

## Assessment Details
### Development Assessment Report

<u>Assessment Overview</u>

You will identify and research a current residential development and produce a report detailing its approval, sales, commencement and construction. You will also be required to critically analyse the development's history in relation to market dynamics and the role of the developers and planners involved. Grading will be done against assessment criteria accompanied by written feedback.

<u>Course Learning Outcomes</u>

- CLO1 : Explain how the development process fits into the NSW planning system.
- CLO2 : Identify the different players involved in the development process and the relationships between them.
- CLO4 : Critically evaluate the various roles of private property developers and the ways they operate to achieve project outcomes

### Tutorial tasks

<u>Assessment Overview</u>

You will complete a number of in-class exercises, in groups or individually, addressing foundational and disciplinary skills and knowledge required for professional practice. Grading will be done against assessment criteria accompanied by written feedback.

<u>Course Learning Outcomes</u>

- CLO1 : Explain how the development process fits into the NSW planning system.
- CLO2 : Identify the different players involved in the development process and the

relationships between them.
- CLO3 : Explain the concepts of financing, taxation, conveyancing and property as a form of investment.

## Feasibility Assessment Report

### Assessment Overview

You will produce a Feasibility Assessment report that provides a detailed assessment of an actual development site. Grading will be done against assessment criteria accompanied by written feedback.

### Course Learning Outcomes

- CLO3 : Explain the concepts of financing, taxation, conveyancing and property as a form of investment.
- CLO5 : Produce a site analysis with an evaluation of development opportunities, constraints and feasibility.

# General Assessment Information

For assessment tasks in this course, you may only use AI-based software to research and prepare prior to writing your assessment. You are permitted to use standard editing and referencing functions in word processing software in the creation of your submission (note: this is limited to spelling and grammar checking and reference citation generation). You must not use any functions that generate or paraphrase or translate passages of text, whether based on your own work or not. Please note that your submission will be passed through an AI-generated text detection tool. If your marker has concerns that your answer contains passages of AI-generated text you may be asked to explain your work. If you are unable to satisfactorily demonstrate your understanding of your submission you may be referred to UNSW Conduct & Integrity Office for investigation for academic misconduct and possible penalties.

### Grading Basis

Standard

# Course Schedule

| Teaching Week/Module | Activity Type | Content |
|---|---|---|
| Week 1 : 27 May - 2 June | Lecture | Introduction to development processes |
| | Tutorial | |
| Week 2 : 3 June - 9 June | Lecture | Analysis of land and influence on development |
| | Tutorial | Tutorial assessment task 1 |
| Week 3 : 10 June - 16 June | Homework | No teaching due to public holiday; students to use this time to work on Assignment 1 |
| Week 4 : 17 June - 23 June | Lecture | The NSW planning system and legislation (land rezoning and development applications & assessment) |
| | Tutorial | Tutorial assessment task 2 |
| Week 5 : 24 June - 30 June | Lecture | Development sectors (analysis of their characteristics) |
| | Tutorial | Tutorial assessment task 3 |
| Week 6 : 1 July - 7 July | Other | Flex week - no teaching. |
| Week 7 : 8 July - 14 July | Lecture | Infrastructure contributions & value capture |
| | Tutorial | Tutorial assessment task 4 |
| Week 8 : 15 July - 21 July | Lecture | Simple development feasibility |
| | Tutorial | |
| Week 9 : 22 July - 28 July | Lecture | The role of finance and investment (risk & profit) |
| | Tutorial | Tutorial assessment task 5 |
| Week 10 : 29 July - 4 August | Lecture | The role of land, ownership and conveyancing |
| | Tutorial | Tutorial assessment task 6 |

# Attendance Requirements

You are expected to be regular and punctual in attendance at all classes for the School of Built Environment courses in which you are enrolled. If and where individual courses have specific attendance requirements, these will be stated in the course outline.

If you do not attend, engage, or participate in scheduled class activities, including lectures, tutorials, studios, labs, etc, you run the risk of failing a course.

If illness or unexpected and beyond your control circumstances prevent you from completing a task on time, or substantially disturb your assessment performance, you should apply for Special Consideration, as soon as practicable, accompanied by appropriate documentation.

No special consideration will be provided if you miss out on essential course information and materials, or if you miss assessment tasks and deadlines due to unexplained absences or an unapproved lack of attendance.

You may be advised by the Course Convenor to withdraw from the course if significant learning activities are missed.

# Course Resources

## Course Evaluation and Development

We encourage and support students to maintain regular contact with the course convenor to provide informal feedback throughout the course. For specific issues or detailed feedback, please arrange a meeting with the course convenor via email.

In this course there is an option for students to provide anonymous feedback via the course's Moodle page, which is directly sent to the convenor. As a final step, students are invited to share their insights and experiences by completing the MyExperience survey. The feedback gathered each year is integral to the continuous enhancement and development of the course.

# Staff Details

| Position | Name | Email | Location | Phone | Availability | Equitable Learning Services Contact | Primary Contact |
|----------|------|-------|----------|-------|--------------|-------------------------------------|-----------------|
| Convenor | Stephen Mc Mahon | | | | please email to arrange a time | Yes | Yes |

# Other Useful Information

## Academic Information

Due to evolving advice by NSW Health, students must check for updated information regarding online learning for all Arts, Design and Architecture courses this term (via Moodle or course information provided).

Please see: https://www.unsw.edu.au/arts-design-architecture/student-life/resources-support/protocols-guidelines for essential student information relating to:

- UNSW and Faculty policies and procedures;
- Student Support Services;
- Dean's List;
- review of results;
- credit transfer;
- cross-institutional study and exchange;
- examination information;
- enrolment information;
- Special Consideration in the event of illness or misadventure;
- student equity and disability;

And other essential academic information.

## Academic Honesty and Plagarism

Plagiarism is using the words or ideas of others and presenting them as your own. It can take many forms, from deliberate cheating to accidentally copying from a source without acknowledgement.

UNSW groups plagiarism into the following categories:

- Copying: Using the same or very similar words to the original text or idea without acknowledging the source or using quotation marks. This includes copying materials, ideas or concepts from a book, article, report or other written document, presentation, composition, artwork, design, drawing, circuitry, computer program or software, website, internet, other electronic resource, or another person's assignment without appropriate acknowledgement.
- Inappropriate paraphrasing: Changing a few words and phrases while mostly retaining the original information, structure and/or progression of ideas of the original without acknowledgement. This also applies in presentations where someone paraphrases another's ideas or words without credit and to piecing together quotes and paraphrases into a new whole, without appropriate referencing.
- Collusion: Working with others but passing off the work as a person's individual work. Collusion also includes providing your work to another student for the purpose of them plagiarising, paying another person to perform an academic task, stealing or acquiring another person's academic work and copying it, offering to complete another person's work or seeking payment for completing academic work.
- Inappropriate citation: Citing sources which have not been read, without acknowledging the "secondary" source from which knowledge of them has been obtained.
- Duplication ("self-plagiarism"): Submitting your own work, in whole or in part, where it has previously been prepared or submitted for another assessment or course at UNSW or another university.

The UNSW Academic Skills support offers resources and individual consultations. Students are also reminded that careful time management is an important part of study. One of the identified causes of plagiarism is poor time management. Students should allow sufficient time for research, drafting and proper referencing of sources in preparing all assessment items. UNSW Library has the ELISE tool available to assist you with your study at UNSW. ELISE is designed to introduce new students to studying at UNSW, but it can also be a great refresher during your study.

Completing the ELISE tutorial and quiz will enable you to:

- analyse topics, plan responses and organise research for academic writing and other

assessment tasks

- effectively and efficiently find appropriate information sources and evaluate relevance to your needs
- use and manage information effectively to accomplish a specific purpose
- better manage your time
- understand your rights and responsibilities as a student at UNSW
- be aware of plagiarism, copyright, UNSW Student Code of Conduct and Acceptable Use of UNSW ICT Resources Policy
- be aware of the standards of behaviour expected of everyone in the UNSW community
- locate services and information about UNSW and UNSW Library

**Use of AI for assessments**

As AI applications continue to develop, and technology rapidly progresses around us, we remain committed to our values around academic integrity at UNSW. Where the use of AI tools, such as ChatGPT, has been permitted by your course convener, they must be properly credited and your submissions must be substantially your own work.

In cases where the use of AI has been prohibited, please respect this and be aware that where unauthorised use is detected, penalties will apply.

[Use of AI for assessments | UNSW Current Students](#)

## Submission of Assessment Tasks

**Turnitin Submission**

If you encounter a problem when attempting to submit your assignment through Turnitin, please telephone External Support on 9385 3331 or email them on externalteltsupport@unsw.edu.au

Support hours are 8:00am – 10:00pm on weekdays and 9:00am – 5:00pm on weekends (365 days a year). If you are unable to submit your assignment due to a fault with Turnitin, you may apply for an extension, but you must retain your ticket number from External Support (along with any other relevant documents) to include as evidence to support your extension application. If you email External Support, you will automatically receive a ticket number, but if you telephone, you will need to specifically ask for one. Turnitin also provides updates on their system status on Twitter.

Generally, assessment tasks must be submitted electronically via either Turnitin or a Moodle assignment. In instances where this is not possible, alternative submission details will be stated

on your course's Moodle site. For information on how to submit assignments online via Moodle: https://student.unsw.edu.au/how-submit-assignment-moodle

**Late Submission Penalty**

UNSW has a standard late submission penalty of:

- 5% per calendar day,
- for all assessments where a penalty applies,
- capped at five calendar days (120 hours) from the assessment deadline, after which a student cannot submit an assessment, and
- no permitted variation.

Students are expected to manage their time to meet deadlines and to request Special Consideration as early as possible before the deadline. Support with Time Management is available here.

## School Contact Information

beadmin@unsw.edu.au