UNSW Course Outline

BLDG3021 Property Development - 2024

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General Course Information

Course Code : BLDG3021
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 : Multimodal
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

Property Development explores the property development process, the factors that influence property development decisions, the roles of various property development stakeholders, and the tools and techniques for property development decision making. Several factors influence

property development decisions. These factors include but are not limited to, land supply, laws and regulations, political and economic situations, sustainable development, access to funds, the supply of land, the property end users, the community and the building team professionals. You will learn about these factors and how they affect the overall property development process. You will work in groups to conduct and present the feasibility and viability of a real-life property development site.

Relationship to Other Courses

N/A

Course Learning Outcomes

Course Learning Outcomes
CLO1 : Explain the different phases of the property development process.
CLO2 : Assess the challenges and opportunities in property development.
CLO3 : Analyse the factors that affect property development projects.
CLO4 : Apply commercial appraisal principles and techniques to property development projects.

Course Learning Outcomes	Assessment Item
CLO1 : Explain the different phases of the property development process.	• Online Quizzes • Group Report • Final exam
CLO2 : Assess the challenges and opportunities in property development.	• Online Quizzes • Group Report • Final exam
CLO3 : Analyse the factors that affect property development projects.	• Online Quizzes • Group Report • Final exam
CLO4 : Apply commercial appraisal principles and techniques to property development projects.	• Group Report • Final exam

Learning and Teaching Technologies

Moodle - Learning Management System | Microsoft Teams | Echo 360

Learning and Teaching in this course

This course will be delivered in the hybrid mode (face-to-face and online), with weekly lectures

supplemented by learning activities via the LMS; with an additional tutorial session for questions and answers, aimed at stimulating meaningful dialogue to enhance your learning. In order to bridge the gap between property investment theory and practice, guest speakers will be invited during this course to provide you with the latest industry updates that you can apply in real life. You are expected to improve your learning by attending all lectures, contributing to the discussions in class and online, taking your assessment tasks seriously and by studying recommended reference materials. If you require, the course convenor will be available to provide one-on-one assistance outside lecture periods, subject to prior booking.

Additional Course Information

N/A

Assessments

Assessment Structure

Assessment Item	Weight	Relevant Dates
Online Quizzes Assessment Format: Individual	30%	Start Date: 18/06/2024 12:00 AM Due Date: 19/06/2024 11:59 PM Post Date: 03/07/2024 10:00 AM
Group Report Assessment Format: Group	30%	Start Date: 28/05/2024 12:00 AM Due Date: 21/07/2024 05:00 PM Post Date: 04/08/2024 05:00 PM
Final exam Assessment Format: Individual	40%	Start Date: August 2024 (date TBC) Due Date: August 2024 (date TBC) Post Date: 23/08/2024 05:00 PM

Assessment Details

Online Quizzes

Assessment Overview

You will be quizzed on your knowledge of topics covered in the course. Feedback will be provided in the form of the correct answers.

Course Learning Outcomes

- CLO1 : Explain the different phases of the property development process.
- CLO2 : Assess the challenges and opportunities in property development.
- CLO3 : Analyse the factors that affect property development projects.

Detailed Assessment Description

You will take two online quizzes during the term. The quizzes would be in the form of multiple-

choice questions (MCQ), short answer and calculation questions. The quizzes will assess your understanding of the topics taught before each quiz. Quiz 1 will include 26 questions and will last for 35 minutes, while Quiz 2 will have 22 questions and last for 35 minutes.

Assessment Length

N/A

Submission notes

Quizzes 1 and 2 are due in Weeks 4 and 7, respectively, and they are to be submitted online via Moodle.

Assessment information

N/A

Assignment submission Turnitin type

Not Applicable

Group Report

Assessment Overview

In a group, you will conduct the feasibility analysis of a proposed development to estimate the residual land value. Grading will be done against assessment criteria, accompanied by written feedback to the group.

Course Learning Outcomes

- CLO1 : Explain the different phases of the property development process.
- CLO2 : Assess the challenges and opportunities in property development.
- CLO3 : Analyse the factors that affect property development projects.
- CLO4 : Apply commercial appraisal principles and techniques to property development projects.

Detailed Assessment Description

You will work in a group to conduct a market analysis to support inputs for a feasibility analysis of a proposed (mixed-use) development including an estimation of the residual land value. Further details are provided in the group report brief uploaded on Moodle. The deliverables are a proposal report prepared according to professional standards and a group seminar presentation (more details about this will be communicated during the term). The feasibility proposal report will account for 20% and the seminar presentation will account for 10%.

Assessment Length

3,000 words +/- 10%, excluding tables, figures, appendices

Submission notes

This assessment is due in Week 8 and it is to be submitted online via Moodle.

Assessment information

N/A

Assignment submission Turnitin type

This assignment is submitted through Turnitin and students can see Turnitin similarity reports.

Final exam

Assessment Overview

The final exam will assess your knowledge of the key concepts, methodologies and techniques covered in the course. Feedback will be provided by the course convenor upon request.

Course Learning Outcomes

- CLO1 : Explain the different phases of the property development process.
- CLO2 : Assess the challenges and opportunities in property development.
- CLO3 : Analyse the factors that affect property development projects.
- CLO4 : Apply commercial appraisal principles and techniques to property development projects.

Detailed Assessment Description

The final exam will be held during the UNSW exam period (date and time to be confirmed). The final exam will include MCQ, short answer, essay-style and calculation questions and will be conducted online. The final exam will include 25 questions and will last for 2 hours and 10 minutes. The results will be released as part of the overall grade for this course.

Assessment Length

N/A

Submission notes

The final exam will be held online via Moodle.

Assessment information

N/A

Assignment submission Turnitin type

Not Applicable

General Assessment Information

- Kindly refer to the various sections on Moodle to see the information and materials provided that will help you in this course.
- The Group Report assessment will be discussed extensively during the Week 1 class. Subsequently, I will be available to answer any of your questions during the term.
- In addition, more details about each assessment will be provided on Moodle.

<u>Grading Basis</u>

Standard

<u>Requirements to pass course</u>

The requirement to pass this course is to score a cumulative 50 marks out of 100 marks.

Course Schedule

Teaching Week/Module	Activity Type	Content
Week 0 : 20 May - 26 May	Online Activity	Introductory activity: Read a journal article
Week 1 : 27 May - 2 June	Lecture	Course Introduction and Introduction to Property Development
	Tutorial	Discussion group report and group formation
	Online Activity	Read a journal article (individual activity)
Week 2 : 3 June - 9 June	Lecture	Property Development Process and Stages Planning Framework
	Tutorial	Brainstorm about property development process and planning framework
	Online Activity	Property development process (group activity)
Week 3 : 10 June - 16 June	Lecture	Market Analysis and Marketability Analysis
	Tutorial	Brainstorm about market analysis
	Online Activity	Built-to-rent development strategies (group activity)
Week 4 : 17 June - 23 June	Lecture	Property Development Finance and Sustainable Development
	Tutorial	Brainstom about sustainable development
	Online Activity	Review videos and articles about sustainable development (group activity)
Week 5 : 24 June - 30 June	Lecture	Property Development Risks and Management Feasibility Analysis
	Tutorial	Demonstrate the development of feasibility analysis (Excel) Commercial feasibility data checklist
	Online Activity	Risk and uncertainty in property development (group activity)
Week 6 : 1 July - 7 July	Other	Flexibility Week (Group Report and Course Consultation Session) Note that attendance at the consultation session is not compulsory and it will be held 100% online
Week 7 : 8 July - 14 July	Lecture	Property Development Feasibility Software Workshop (Guest Lecture)
	Tutorial	Demonstrate the development of feasibility analysis (Excel)
	Online Activity	In the news (group activity)
Week 8 : 15 July - 21 July	Lecture	Property Development External Factors Stakeholders' Engagement
	Tutorial	Brainstorm about property development external factors
	Online Activity	Property development external factors (group activity)
Week 9 : 22 July - 28 July	Presentation	Group Report Presentations
	Online Activity	Focus on reviewing group report presentations
Week 10 : 29 July - 4 August	Lecture	Course Overview and Examination Preparation
	Online Activity	Group report reflection (group activity)

Attendance Requirements

Students are strongly encouraged to attend all classes and review lecture recordings.

General Schedule Information

N/A

Course Resources

Prescribed Resources

N/A

Recommended Resources

See Moodle for recommended textbooks, media and property development resources.

Additional Costs

N/A

Course Evaluation and Development

The course convenor has consistently improved this course based on valuable feedback. More details about the latest improvements can be found in **myFeedback Matters** section in Moodle

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	Rotimi Abidoye		Room 3007, Anita B. Lawrence Centre	0290657139	Tuesdays (by appointment via email or phone call)	No	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