

**REGULATIONS FOR THE POSTGRADUATE  
DIPLOMA IN SURVEYING (REAL ESTATE DEVELOPMENT)  
(PDipSurv[RealEstDev])**

*(See also General Regulations)*

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**Admission**

**Ar171** To be eligible for admission to the course leading to the Postgraduate Diploma in Surveying (Real Estate Development) a candidate shall

- (a) comply with the General Regulations, and
  - (b) either
    - (i) hold
      - (1) a degree or other equivalent standard awarded by this University or by another University of comparable institution accepted for this purpose; or
      - (2) a professional qualification or membership of an appropriate professional body accepted for this purpose; or
      - (3) the SPACE Advanced Diploma in Construction Management / Property Development or an equivalent qualification accepted for this purpose and with sufficient relevant working experience;and satisfy the examiners in a qualifying examination, if required;
    - or (ii) have sufficient relevant working experience and satisfy the examiners in a qualifying examinations.
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**Qualifying Examination**

**Ar172**

- (a) A qualifying examination may be set to test the candidate's formal academic ability or his ability to follow the prescribed courses. It shall consist of one or more written papers or their equivalent and may include a project report.
  - (b) A candidate who is required to satisfy the examiners in a qualifying examination shall not be permitted to register until he has satisfied the examiners in the examination.
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**Award of Diploma**

**Ar173** To be eligible for the award of the Postgraduate Diploma in Surveying (Real Estate Development) a candidate

- (a) shall comply with the General Regulations; and
  - (b) shall complete the curriculum and satisfy the examiners in accordance with the regulations set out below:
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**Curriculum**

**Ar174**

- (a) The curriculum shall extend over not less than one calendar year of full-time study, or two calendar years of part-time study, with a minimum of 400 hours of prescribed work, and shall include all examinations, Development Case Studies, Workshop Report and a Professional Report as detailed below.

- (b) To complete the curriculum a candidate
- (i) shall follow courses of instruction and complete satisfactorily all prescribed written work and practical work where appropriate;
  - (ii) shall satisfy the examiners in each of the following core modules:
    - Urban planning: theory & practice
    - Law and the real estate industry
    - Real estate economics
    - Land economics
    - Real estate investment and finance
    - Real estate and construction business management
    - Development Case Studies
    - Workshop Report

and three electives. Candidates without an approved economics background shall be required to study Economics for professionals as an additional core module.
  - (iii) shall satisfy the examiners in each of the modules followed either by a written paper, or an assessment of coursework, or a combination of these methods;
  - (iv) shall complete and present a Professional Report which satisfies the examiners.

The examiners may at their discretion prescribe an oral examination in any module or on the Professional Report.

Selection of electives shall be made in consultation with the programme co-ordinators concerned and be subject to the approval of the Head of Department of Real Estate and Construction.

## **Examinations**

### **Ar175**

- (a) subject to the provisions of Regulation Ar175(b), a candidate who has failed to satisfy the examiners at the first attempt in a module, whether examined by means of written examination papers, coursework assessment, case studies and workshop reports, may be permitted to present himself for re-examination in the module of failure at a specified date determined by the Board of Examiners;
- (b) a candidate who has failed at any stage of his studies to satisfy the examiners in a total of more than three modules cumulatively and at the first attempt, shall not be permitted to present himself for re-examination but shall be recommended for discontinuation of studies under the provisions of General Regulation G12;
- (c) a candidate who has failed to satisfy the examiners in any module at a second attempt shall be recommended for discontinuation of studies under the provisions of General Regulation G12.

**Ar176** A candidate who has presented an unsatisfactory Professional Report may be permitted to revise the Professional Report and to represent it within a specified period of not more than four months after receipt of a notice that it is unsatisfactory. A candidate who has presented an unsatisfactory Professional Report for a second time shall be recommended for discontinuation of studies under the provisions of General Regulation G12.

## **Examination Results**

**Ar177** At the conclusion of the examination and presentation of the professional report, a pass list shall be published showing in alphabetical order, those candidates who have successfully completed the curriculum. A candidate who has shown exceptional merit at the whole examination may be awarded a mark of distinction or credit, and this mark shall be recorded in the candidate's postgraduate diploma.

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## **SYLLABUSES FOR THE POSTGRADUATE DIPLOMA IN SURVEYING (REAL ESTATE DEVELOPMENT)**

The aim of the Programme, is to provide advanced tuition in all aspects of the project and land development processes, allowing students with different academic backgrounds maximum flexibility in absorbing the inter-disciplinary knowledge in surveying. Where appropriate the programmes will be related to developments not only in Hong Kong but also the Peoples' Republic of China and the Southeast Asian region.

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### **PGDS6001. Construction Economics**

Building cost control, life cycle costing, design economics, introduction to modelling, cost modelling - techniques, problems and recent developments, the Hong Kong construction industry.

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### **PGDS6002. Urban Planning: Theory & Practice**

The course examines urban planning theory and urban planning practice especially in Hong Kong. Topics including contemporary urban planning theories, political and social influences in planning, nature and functions of the planning process and basic approaches to practice from strategic planning to local and site planning. Case studies will be presented.

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### **PGDS6003. Law and the Real Estate Industry**

The course provides a study of the Law as it affects the real estate development process. Acquisition, ownership, management and disposal of land and real estate; town planning; finance of development; employment law; building contracts (standard forms, comparative studies).

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### **PGDS6004. Economics for Professionals**

Demand and supply models, (consumer and producer surplus; gain from trade), theory of price control, (non-exclusive income, minimum wage legislation, rent control legislation), rent-seeking and rent-dissipation model, welfare economics, Pigovian Theory, (market failure: 'external effects', 'public goods', 'monopoly'), welfare economics - Coasian critique, Neo-classical firm, Neo-classical firm - critique.

**PGDS6005. Contract Strategies and Project Management Techniques**

Risk analysis, contract strategy, organization form, planning techniques, value engineering, quality assurance, operation research.

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**PGDS6006. Management Theory and Construction Projects**

The project organization, management theory: schools of thought, the project life cycle, organization structure, team roles, case studies of successful projects, project management tools.

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**PGDS6007. Real Estate and Construction Management Practice**

People in organizations, time management, leadership, motivation, conflict resolution, decision aiding technologies, decision making, negotiation, meetings, presentation techniques.

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**PGDS6008. Real Estate and Construction Business Management**

Hong Kong's economy, management theory - schools of thought, strategic management, marketing, forecasting and indices, financial performance, recruitment and human resources management, safety.

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**PGDS6009. Construction Information Management**

The course covers the basic concepts of information management and computerization in the construction industry. It also focuses on special application areas including computer-aided drafting and design, building information, geographic information, project management, property management, and facilities management systems.

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**PGDS6010. Development Case Studies**

This course examines in details the interaction of the various components within the development process. It utilizes a series of case studies of actual projects of varying scale and complexity which will allow for an analysis of the essential inputs to the process and the effects these may have on outputs and the final product.

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**PGDS6011. Real Estate Economics**

This course deals with the economics and structure of the real estate industry with special reference to Hong Kong. It introduces the real estate sector as consisting of three interrelated subsectors, namely the market for real estate services, the market for real estate assets, and the real estate development market. The course also introduces principles of real estate market analysis and real estate project evaluation.

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**PGDS6012. Real Estate Maintenance Management**

Principles of maintenance: scope, perspective, roles and objectives; maintenance management - policies, organization, legislation and implementation; maintenance contracts; information systems.

**PGDS6013. Real Estate Investment and Finance**

This course introduces real estate investments as part of the universe of investment opportunities. It further covers real estate investment decision-making under uncertainty. Principles of real estate investment and development project finance are also covered.

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**PGDS6014. Real Estate Management**

The course approaches real estate management from a total asset management viewpoint. It covers the real estate asset management environment, strategic decision-making in real estate, property asset management, and real estate portfolio management from corporate and institutional perspectives. It also deals with real estate agency and marketing principles.

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**PGDS6015. Real Estate Investment and the Capital Markets**

This course provides a framework for analysing real estate investment within a capital markets theoretical framework. It deals with real estate investment and modern portfolio theory, the capital asset pricing model and portfolio performance measurement, and real estate market efficiency. The course highlights comparative problems in the application of modern investment theory to real estate investments and real estate markets.

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**PGDS6016. Land Economics**

This course covers the fundamental determinants of location of economic activities: the concept of rent, marginal productivity and land rent, bid rent analysis and the formation of a land market, economic regions and retail locations, industrial locations, land use control, property rights and zoning, social cost and pollution problems, development timing and problems of urban redevelopment.

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**PGDS6017. Modern Developments in the Law of Construction Contracts**

Modern development in the laws of contract and torts; interpretation, comparison and application of various standard forms of building and civil engineering contracts and sub-contracts: programmes, interim certification, set-off of payments, pay when paid clause, variation and architect's instruction, delay and extension of time, liquidated damages; preparation, evaluation and presentation of claims; contractual, non-contractual and ex-gratia claims; global claims; advanced claims techniques; contractual and common law remedies; bankruptcy and insurance in the context of the construction industry.

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**PGDS6018. Professional Report**

The Professional report represents an individual piece of work that emphasizes one of the specialist elements within the chosen discipline.

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**PGDS6019. Workshop Report**

The Workshop report comprises a number of task specific exercises relevant to the surveying discipline which can be independently developed and tested. There will be emphasis on professional/practise skills through practice based case histories and/or assignments such as preparation of valuation reports or lease conditions, pre-contact estimates or project management.

**PGDS6020. Project Finance**

This course deals with real estate project finance from an international financial markets perspective. It covers international project finance and principles of financial risk management. The course contains a substantial self-study component, and candidates are required to present a detailed case study as part of course requirements.