

REGULATIONS FOR THE DEGREE OF MASTER OF URBAN STUDIES AND HOUSING MANAGEMENT (MUS&HM)

(See also General Regulations and Regulations for Taught Postgraduate Curricula)

These regulations apply to candidates who are admitted to the Master of Urban Studies and Housing Management in the academic year 2025-26 and thereafter.

Any publication based on work approved for a higher degree should contain a reference to the effect that the work was submitted to the University of Hong Kong for the award of the degree.

Admission requirements

MUH1 To be eligible for admission to the courses leading to the degree of Master of Urban Studies and Housing Management, candidates

- (a) shall comply with the General Regulations and the Regulations for Taught Postgraduate Curricula; and
- (b) shall hold
 - (i) a Bachelor's degree of this University; or
 - (ii) a qualification of equivalent standard of this University or another university or comparable institution accepted for this purpose¹; and
 - (iii) satisfy the examiners in a qualifying examination if required.

Professional experience

MUH2 Candidates applying under the provisions of MUH1(b)(i) or (ii) should note that whilst professional experience in the housing field is not a requirement for admission, it will nevertheless be an advantage for applicants of the Housing Management (Professional) Stream of the part-time mode.

Requirements for graduation

MUH3 To be eligible for the award of the degree of Master of Urban Studies and Housing Management, candidates

- (a) shall comply with the General Regulations and the Regulations for Taught Postgraduate Curricula;

¹ Qualifications which are accepted include:

- (a) a Professional Diploma in Housing Management awarded by the HKU School of Professional and Continuing Education and possession of at least five years' work experience in the housing field; or
- (b) full membership of the Hong Kong Institute of Housing (MHKIH) and possession of at least five years' work experience in the housing field (at least two of which must be post-qualification); or
- (c) chartered membership of the Chartered Institute of Housing (MCIH) and possession of at least five years' work experience in the housing field (at least two of which must be post-qualification).

Candidates who hold these qualifications, if selected, shall not be offered admission until they have satisfied the examiners in a qualifying examination to test their academic ability to follow the courses of study prescribed. The qualifying examination shall consist of one or more written papers and shall be set prior to the final selection of candidates for admission into the curriculum.

and

- (b) shall complete the curriculum and satisfy the examiners in accordance with these regulations set out below.

Period of study

MUH4 The curriculum shall normally extend over one academic year, including a summer semester, of full-time study, or two academic years of part-time study. Candidates shall not be permitted to extend their studies beyond the maximum period of registration of three academic years of full-time study or four academic years of part-time study, unless otherwise permitted or required by the Board of the Faculty.

Completion of curriculum

MUH5 To complete the curriculum, candidates

- (a) shall satisfy the requirements prescribed in TPG 6 of the Regulations for Taught Postgraduate Curricula;
- (b) shall take not less than 69 credits under the urban studies stream or 81 credits under the Housing Management (Professional) Stream in the manner specified in these regulations and the syllabuses, and follow courses of instruction and complete satisfactorily all prescribed written work and field work;
- (c) shall complete and present a satisfactory dissertation/capstone project on a subject within their approved field of study, as specified in the syllabuses; and
- (d) shall satisfy the examiners in all prescribed courses and in any prescribed form of assessment.

Exemption

MUH6 Exemption will only be considered in special circumstances and normally no more than two courses can be exempted. Candidates receiving exemption would be required to do replacement courses chosen from the optional courses. Each application for exemption will be considered on its own merit.

Title of dissertation / capstone project

MUH7 The title of the dissertation / capstone project shall be submitted for approval on a specified date. The dissertation / capstone project shall be presented on a date to be specified; the candidates shall submit a statement that the dissertation / capstone project represents their own work undertaken after registration as candidates for the degree.

Assessment

MUH8 Each course will be assessed through a combination of written examination paper and coursework assessment, or by coursework assessment alone. The final grading for each course will be determined by performance in the written examination paper and an assessment of coursework.

MUH9 Candidates who have failed to satisfy the examiners at their first attempt in not more than half of the number of courses to be assessed, whether by means of written examination papers or coursework assessment, during any of the academic years of study, may be permitted

- (a) to present themselves for re-assessment in the course or courses of failure, with or without repeating any part of the curriculum; or

(b) for candidates of the part-time mode of study, to repeat the course or courses of failure.

MUH10 Candidates who have failed to present a satisfactory dissertation/capstone project may be permitted to submit a new or revised dissertation/capstone project within a specified period.

MUH11 Candidates who have failed to satisfy the examiners in any prescribed field work or practical work may be permitted to present themselves for re-assessment in field work or practical work within a specified period.

MUH12 Candidates who are unable because of their illness to be present for one or more papers in any written examination may apply for permission to present themselves at a supplementary examination to be held before the beginning of the following academic year. Any such application shall be made on the form prescribed within seven calendar days of the first day of the candidates' absence from the examination.

MUH13 Candidates who

- (a) are not permitted to present themselves for re-assessment in any written paper or any course assessed by means of coursework assessment, or in field work in which they have failed to satisfy the examiners; or
- (b) have failed to satisfy the examiners in any written paper or any course assessed by means of coursework assessment, or field work or practical work at a second attempt; or
- (c) are not permitted to submit a new or revised dissertation/capstone project; or
- (d) have failed to submit a satisfactory new or revised dissertation/capstone project under the provision of MUH10; or
- (e) have exceeded the maximum period of their registration specified in these regulations of the degree,

shall be recommended for discontinuation of their studies.

MUH14 Courses shall be graded according to letter grades, their standards and the grade points for assessment as follows:

Grade	Standard	Grade Point
A+	Excellent	4.3
A		4.0
A-		3.7
B+	Good	3.3
B		3.0
B-		2.7
C+	Satisfactory	2.3
C		2.0
C-		1.7
D+	Pass	1.3
D		1.0
F	Fail	0

Assessment results

MUH15 On successful completion of the curriculum, candidates who have shown exceptional merit may be awarded a mark of distinction, and this mark shall be recorded in the candidates' degree diploma.

Advanced standing

MUH16 Advanced standing of up to 12 credits (except for the capstone experience) may be granted to candidates, subject to the following conditions:

- (a) Candidates have successfully completed a cognate Master's degree of this University or another qualification of equivalent standard accepted for this purpose;
 - (b) The application is received within five years of successful completion of the degree accepted for this purpose;
 - (c) Applications for advanced standing shall normally be made at the same time of application for admission to the Master of Urban Studies and Housing Management curriculum and should be accompanied by copies of academic transcripts to support the application.
 - (d) Credits granted for advanced standing shall not be included in the calculation of the GPA but will be recorded on the transcript of the candidate.
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May 2025

SYLLABUSES FOR THE DEGREE OF MASTER OF URBAN STUDIES AND HOUSING MANAGEMENT - URBAN STUDIES STREAM

(See also General Regulations and Regulations for Taught Postgraduate Curricula)

These syllabuses apply to candidates admitted to the Master of Urban Studies and Housing Management - Urban Studies Stream in the academic year 2025-26 and thereafter.

1. AIMS AND OBJECTIVES OF THE CURRICULUM

The master's degree is an interdisciplinary curriculum. It aims to upgrade the intellectual capability and skills of students who have already completed their undergraduate studies from various backgrounds and are interested in contemporary urban and housing issues. This curriculum will provide interdisciplinary training to those wishing to specialise in the urban and housing areas at postgraduate level, through offering courses on latest debates and methodologies pertinent to urban and housing studies.

In accordance with the above aims, the curriculum intends to achieve the following objectives: (i) it elucidates and analyzes the contexts of cities and housing, both nationally and globally, and in terms of political, economic and social developments; (ii) it provides a critical evaluation of international urban and housing systems; (iii) it provides a deeper level of knowledge and understanding of some selected urban and housing issues such as smart and sustainable cities, housing finance, property development and urban governance; (iv) it equips candidates with useful techniques and skills in the analysis of urban and housing issues; and (v) it enables candidates to specialise in some aspects of urban studies by taking optional courses and completing a dissertation or capstone project on an approved topic of his/her own choice.

2. COURSE STRUCTURE

The curriculum is offered on a full-time basis and is of one year's duration. Maximum period of study shall not exceed three academic years. Candidates are required to take 69 credits, with 33 credits of compulsory courses, 12 credits of optional courses and a dissertation with 24 credits, or a capstone project with 18 credits plus 6 more credits of optional courses. The grading system to be used in the curriculum is letter grades and grade points.

The curriculum aims to deepen and widen candidates' understanding of urban and housing issues in the local, regional and international contexts, and to prepare them for the dissertation or capstone project. The specific objectives are to enable candidates to: a) develop a critical understanding of urban and housing issues from a comparative perspective; b) be conversant with the major theoretical and policy debates pertinent to urban and housing development; c) apply basic research methods in urban and housing analysis; and d) specialise in one aspect of urban studies of their own choice, selected from the optional courses on offer, and completing the dissertation or capstone project.

Students can choose to complete and present a satisfactory dissertation on an approved topic which will form part of the overall assessment of the curriculum, or to complete a capstone project with additional 6 credits of optional courses. Work on the dissertation or capstone project commences in the second semester. Each student will be assigned a supervisor from among the teachers contributing to the curriculum.

Compulsory Courses

Candidates are required to take the following compulsory courses:

- MHMP6858. Housing Economics (6 credits)
- MHMP7007. International Housing Policies and Practices (6 credits)
- MHMP8002. Foundation Course on Research Methods (3 credits)
- MHMP8006. Housing, Planning and Sustainability (6 credits)
- MHMP8008. Transitional Cities: Urban and Housing Development (6 credits)
- MHMP8013. Smart and Sustainable Cities (6 credits)

Optional Courses

Optional courses are grouped under different specialisms. Candidates are required to take *two* optional courses with 12 credits if choosing dissertation, or *three* optional courses with 18 credits if choosing capstone project, from a list of those on offer. Choosing two optional courses from the same category will form a specialism of the curriculum. Candidates can declare up to one specialism, or choose not to focus on any specialism. This list may vary from year to year.

List of optional courses:

- MHMP8015. Advanced Urban and Housing Practices (6 credits)

Healthy Cities Specialism:

- MHCD7001. Design, Survey and Modelling for Urban Health (6 credits)
- MHCD7002. Principles of Healthy Cities (6 credits)
- MHCD7003. Health Impact Assessment of Urban Development Projects (6 credits)
- MHMP8012. Key Issues in Ageing Communities (6 credits)

Urban Planning Specialism:

- URBP6002. Urban Development Theories (6 credits)
- URBP6003. Planning Practice, Law and Ethics in Hong Kong (6 credits)
- URBP6131. Transport Policy and Planning (6 credits)
- URBP8002. International Planning Policy and Practice (6 credits)

Urban Analytics Specialism:

- MUDT5010. Transport Network Analysis and Modelling (6 credits)
- RECO7605. Information Management (6 credits)
- URBA6006. Science of Cities (6 credits)
- URBA6007. Geographical Information System (GIS) for Urban and Regional Planning Development (6 credits)
- URBA6008. Spatial Planning Analytics (6 credits)

Optional courses available may change from year to year.

Capstone Experience

Candidates are also required to complete the dissertation or capstone project requirement.

Course Duration and Assessment

Each course extends over one semester of study (i.e. 12 weeks), except MHMP8002 Foundation Course on Research Methods which is a 10-hour course, and all courses are assessed through examination (0% - 70%) and/or coursework assessment (30% - 100%).

3. COURSE LIST

Compulsory Courses

MHMP6858. Housing Economics (6 credits)

This course provides a basic introduction to economics and the application of economic concepts in the analysis of housing issues. The course also deals with the principles of cost-benefit analysis and economic evaluation in general and in the housing context. Other topics covered include land policy and economics, cycles in housing activity, the financing of housing development and privatization. The course also introduces the functions, principles and methods of valuation.

MHMP7007. International Housing Policies and Practices (6 credits)

This course aims to compare housing policies and practices at an international scale and to explore global housing issues. It examines and compares the evolution of housing policies in different housing systems, the modes of intervention in the housing markets, the roles of the public and private sectors in housing provision, housing finance systems, and the relationships between housing standards and societal conditions. Prevailing global trends and issues in housing are also examined.

MHMP8002. Foundation Course on Research Methods (3 credits)

This course aims to prepare students for the dissertation by briefing them the research process, especially the identification of research problems and the formulation of research design and data collection methods. It also provides them a foundation in basic statistical analysis including issues in problem formulation, measurement and sampling, descriptive statistics, and basic inferential statistics.

MHMP8006. Housing, Planning and Sustainability (6 credits)

This course aims to provide an integrative and in-depth understanding of Hong Kong's housing system and its relationships with urban planning and the concepts of sustainable development. It discusses the theoretical and practical aspects of housing, making special reference to their relationships with urban planning and sustainable development. Major topics include the housing system concepts, the political economy of housing policies, land use planning and housing affordability, principals of residential planning, housing policy analyses, housing market analyses, and the application of the sustainable development perspective to housing analyses.

MHMP8008. Transitional Cities: Urban and Housing Development (6 credits)

Building upon comparative concepts and introductory materials of local knowledge, this course aims to provide students with the opportunity to explore contemporary urban changes both in the countries that are undergoing the transition from the planned to a market-oriented economy and in newly industrialised economies. The course has a regional focus on cities in Pacific Asia, in particular Chinese cities, and cities in Central and Eastern Europe. By the end of the course, students should be able to gain an empirical understanding of diverse local contexts and to broaden the concepts discussed in urban and housing studies.

MHMP8013. Smart and Sustainable Cities (6 credits)

This course examines the rise of smart and sustainable cities, as mobilized by a range of governance actors from the urban to global scale, including their origins, construction and management. It explores the underlying motivation for these specific urban models - often grounded in the UN Sustainable Development Goals (SDGs) - their potential, but also their more problematic aspects. The course will introduce key theories that have been used to understand smart and sustainable cities, and relevant planning and governance issues. Learning activities will involve case studies, debates, and field research intended to enhance student engagement.

Capstone Experience

MHMP8014. Capstone Project (18 credits)

The capstone project provides students with an opportunity to apply urban and housing theories in analysing real world urban and housing issues in Hong Kong or other cities. Students work in a team of 4-5 members to define their research problems, undertake literature review, identify research gaps, develop appropriate research methods, collect and analyse data, and write research reports. There will be two assessment components, namely a group report and an individual reflection paper. Students will undertake the project under the guidance of a supervisor and meet with the supervisor every two or three weeks to ensure the progress and quality of the project.

MHMP6866. Dissertation (24 credits)

The dissertation allows students to demonstrate their understanding and ability to explore a specific area in depth. The required length for this significant academic work ranges between 12,000 to 15,000 words, ensuring that students engage in extensive research and analysis. The dissertation serves as a means of emphasising students' independent learning capabilities, making it particularly advantageous for those contemplating pursuing a research degree in the future. Students are expected to produce a high-quality piece that effectively showcases their knowledge and research abilities. To assist the students throughout the dissertation process, each individual is assigned a supervisor, ensuring that students have access to valuable guidance and expertise.

Optional Courses

MHCD7001. Design, Survey and Modelling for Urban Health (6 credits)

This is a methodology course aimed at assessing key attributes of urban environments for population health improvement. The course will introduce concepts of: 1) study design (descriptive and analytical [observational study and experimental study]); 2) study populations (sample size calculation, data collection/sampling approaches); 3) exposure assessment (survey and management of urban environments: air pollution, water, wastes etc.); 4) outcome assessment (physical and mental health, economics, policy etc.); 5) describe and analyse evidence (disease mapping, spatial analysis models, and health effects assessment of environmental exposures). Students will be also encouraged to form groups to appraise and interpret existing evidence of the links between urban exposures, behaviour and health outcomes.

MHCD7002. Principles of Healthy Cities (6 credits)

This is a theoretical course focusing on fundamental concepts, theories and models on a wide range of emerging urban health issues at local, regional and global scales. The aim is to employ systems thinking to elucidate the intrinsic multifactorial interactions between urban space and human behaviour and lifestyle resulting in the socio-spatial production of health. Urban planning, design and policy aspects at building-, neighbourhood- and city-levels promoting active-living, salutogenicity, social cohesion and racial inclusivity, age-friendliness, climate change-resilience, pandemic-resilience and longevity-readiness, and their role in population health and wellbeing will be discussed.

MHCD7003. Health Impact Assessment of Urban Development Projects (6 credits)

Urbanisation is one of the leading global trends of the 21st century. It has been found that urban development is closely associated with significant human health in both direct and indirect way. This course will introduce Health Impact Assessment as a tool to internalize evidence in our decision-making process with focus on health externalities. The process of full-chain health impact assessment including exposure assessment, health risk assessment and economic evaluation of various aspects of urban design and urban and transport development projects will be elucidated.

MHMP8012. Key Issues in Ageing Communities (6 credits)

This course examines key trends in ageing cities and introduces key ageing-related concepts, such as healthy ageing and age-friendly communities. It discusses the influence of the built environment and social environment on the physical and mental health of older adults, including the role of housing, transport and opportunities for social interactions. The course also draws attention to social inequalities in later life. Other topics include ageism, smart technologies and the digital divide.

MHMP8015. Advanced Urban and Housing Practices (6 credits)

This course aims to enable students to practise key skills in urban and housing governance through intensive learning in real-world urban and housing projects. Based on principles of participative learning, the course enables students to gain knowledge and experience in team building, development and leadership, conflict resolution, negotiation, and communication skills in the context of contemporary urban and housing governance in a global context. Students will visit local or international urban and housing projects (e.g. urban renewal projects, public housing projects, built-to-rent projects) and interact with government officials, project management teams, and tenants/homeowners to gain a profound understanding of the governance and management issues of urban and housing projects. In addition to the lectures and field trips during the visit, students will also complete multiple tasks/reports before and after the trip.

URBP6002. Urban Development Theories (6 credits)

This course reviews the theoretical frameworks for the understanding of urban development processes. It analyses the economic, spatial and socio-political dimensions of urban activities. The dynamics of urbanisation in the global production system, the relations between capital accumulation and urban development, place marketing and the rise of the creative cities will be discussed.

URBP6003. Planning Practice, Law and Ethics in Hong Kong (6 credits)

This course provides a detailed understanding of professional planning practice in Hong Kong. It deals with the practical dimensions of planning in both the public and private sectors. The course reviews the history, policies, strategies, administrative and legal procedures of planning. It also examines issues surrounding the ethical basis of professional planning activity.

URBP6131. Transport Policy and Planning (6 credits)

This course focuses on key issues in transport policy and the implementation of transport plans and programmes. It examines the role of private and public modes within the overall urban transport system as well as pedestrian movement planning, airport development and seaport development. The course uses examples drawn from various countries to evaluate the appropriateness and effectiveness of alternative policies and implementation mechanisms.

URBP8002. International Planning Policy and Practice (6 credits)

This course examines different planning systems across the world and the ideologies and values behind the planning processes and approaches. Understanding the key approaches to urban planning in different countries and regions of different governance regimes is important in developing an appreciation of how different ideologies and political economies give rise to different planning policies and practices to shape the urban landscapes of various localities within their own contexts. The course takes a comparative approach to understand and evaluate planning policy and practice and the planning outcomes across a spectrum of international case studies, and attempts to explain their differences and similarities by probing into the dynamics between government intervention and market freedom, diversity in development certainty vis-à-vis land use controls and planning governance modes.

MUDT5010. Transport Network Analysis and Modelling (6 credits)

This course introduces a variety of advanced analytical methods for analyzing and modelling urban transportation systems, stressing a qualitative understanding and the applications of these methods in urban transport design. The primary methods introduced will include complex networks, machine learning, and simulation-based methods. Throughout the course, we will focus on the applications of these methods to the design of transport systems, with an eye towards how these designs can facilitate urban vitality, sustainability, accessibility, and various factors of well-being (for example resilience, disease spread, social integration, and equity).

RECO7605. Information Management (6 credits)

This course examines fundamental knowledge in information management and its application to the project management in construction. This includes an introduction to information management, information management theories, through-life information management, common information management tools and techniques (e.g. the use of Common Data Environment – CDE), and digital information management (based on ISO 19650) and its effect on collaboration, coordination and integration, commercial and contractual aspects of construction (e.g. Employer Information Requirements (EIR)).

URBA6006. Science of Cities (6 credits)

This course introduces fundamental theories and models for an emerging field of urban sciences, with emphasis on the urban economics, regional science, and spatial planning literature. The primary goal of this course is to strengthen students' theoretic and scientific bases for cities and regions as a prerequisite for the mastery of advanced data analytics or urban modelling techniques. A thorough understanding of the city and the system of cities is essential in developing expertise in urban science, and taking advantage of advanced data analytics and modeling tools would not be possible without the former.

URBA6007. Geographic Information System (GIS) for Urban and Regional Planning Development (6 credits)

This course introduces the basic concepts and methods in the use of geographic information system as a spatial planning support system in different areas of urban and regional planning and development. It examines the basic principles and functions of geographic information system in data input, manipulation, retrieval, visualization and modelling of geographical data for supporting spatial planning decisions.

URBA6008. Spatial Planning Analytics (6 credits)

Spatial planning shapes the built environment and human activities across sites, neighbourhoods, cities and regions. This course introduces the basic concepts and methods in the use of spatial analytics and modelling to support sustainable urban development across different spatial scales. It is applied oriented and designed to equip students with analytical and modelling techniques for measuring, modelling and predicting urban spatial changes. It covers a wide range of topics, including urban form metrics, geodesign, location choice models, frameworks for land use and transport interaction, and scenario planning. Students will be required to reflect on and design context-specific strategies for a sustainable urban future, based on spatial planning analytics and modelling.

SYLLABUSES FOR THE DEGREE OF MASTER OF URBAN STUDIES AND HOUSING MANAGEMENT - HOUSING MANAGEMENT (PROFESSIONAL) STREAM

(See also General Regulations and Regulations for Taught Postgraduate Curricula)

These syllabuses apply to candidates admitted to the Master of Urban Studies and Housing Management - Housing Management (Professional) Stream in the academic year 2025-26 and thereafter.

1. AIMS AND OBJECTIVES OF THE PROGRAMME

The curriculum aims to provide high quality professional education to practitioners in the housing management industry as well as to those who intend to seek professional careers in the industry. Graduates of the curriculum will be (i) proficient in the theory and practice of housing locally and internationally; (ii) conversant with the skills and knowledge of housing management practice in Hong Kong which are generally applicable to China and elsewhere; and (iii) well equipped to analyze contemporary and future housing issues independently and critically.

In accordance with the above aims, the curriculum intends to achieve the following objectives: (i) to elucidate and analyzes housing issues in local, national and global contexts, and in terms of political, economic and social developments; (ii) to equip candidates with the necessary knowledge and skills required of a professional housing manager in Hong Kong; (iii) to enable candidates to meet the challenges of the rapidly changing housing system of Hong Kong; (iv) to enable candidates to have a firm grasp of housing policy and property management issues in China; (v) to equip candidates with useful techniques and skills in the analysis of urban and housing issues; and (vi) to enable candidates to specialize in some aspects of housing by taking optional courses and completing a dissertation or capstone project on an approved topic of his/her own choice.

2. COURSE STRUCTURE

Full-time mode

The normative study period is one academic year. Maximum period of study shall not exceed three academic years. The grading system to be used in the curriculum is letter grades and grade points.

The first half year of study aims to provide candidates a firm conceptual and empirical foundation in housing management and to develop their management skills and technical knowledge. The specific objectives are to enable candidates to develop a critical understanding of: a) the urban and policy contexts of housing issues; b) the essentials of housing management and maintenance practices and skills; and c) the legal basis of housing management. Another objective is to cultivate the research ability of the candidates.

As candidates come from diverse academic backgrounds, some flexibility in the curriculum is allowed. Apart from the compulsory courses, candidates are allowed to take one optional paper chosen from a wide range of electives according to their background and interests.

The second half year of study aims to broaden and deepen candidates' understanding of the conceptual contexts of housing management, to further develop their legal knowledge and analytical skills. The specific objectives are to enable candidates to be conversant with: a) the global trends of housing policy and practice; b) the economic dimensions of housing; c) property laws related to housing management.

Other objectives are to equip candidates with the necessary communication skills in discharging housing management duties, and to enable them to specialize in housing issues of special interests.

Each student is required to complete and present a satisfactory dissertation on an approved topic which will form part of the overall assessment of the curriculum, or to complete a capstone project with additional 6 credits of optional courses. Work on the dissertation or capstone project commences in the second semester. Each student will be assigned a supervisor from among the teachers contributing to the curriculum.

Part-time mode

The normative study period is two academic years. Maximum period of study shall not exceed four academic years. During the first year of the curriculum candidates are required to take not fewer than 39 credits while in the second year of study they are required to take not fewer than 18 credits and a dissertation with 24 credits, or a capstone project with 18 credits plus 6 more credits of optional courses. The grading system to be used in the curriculum is letter grades and grade points.

The first year of study aims to provide candidates a firm conceptual and empirical foundation in housing management. The specific objectives are to enable candidates to develop a critical understanding of: a) the global, urban, economic and policy contexts of housing issues; b) the essentials of housing management and maintenance practices; and c) the legal basis of housing management. Another objective is to equip candidates with the necessary communication skills in discharging housing management duties, and the basic research skills.

The second year of study aims to equip candidates with the technical knowledge and skills involved in housing management, to deepen their analytical skills, and to specialise in an area of interest. The specific objectives are to enable candidates to be conversant with: a) the technicalities of building maintenance; b) basic management and accounting skills; and c) to develop critical understanding and specialisation on selected topics.

As candidates come from diverse academic backgrounds, and their work requirements may also differ, some flexibility in the curriculum is allowed. Apart from the compulsory courses, candidates are allowed to take one optional paper chosen from a wide range of electives according to their background and interests.

Each student is required to complete and present a satisfactory dissertation on an approved topic which will form part of the overall assessment of the curriculum, or to complete a capstone project with additional 6 credits of optional courses. Work on the dissertation or capstone project commences at the end of the first year of study. Each student will be assigned a supervisor from among the teachers contributing to the curriculum.

Compulsory Courses

Full time mode

Candidates are required to take the following nine compulsory courses with 51 credits in total:

MHMP6858.	Housing Economics (6 credits)
MHMP7005.	Building Services (6 credits)
MHMP7007.	International Housing Policies and Practices (6 credits)
MHMP8002.	Foundation Course on Research Methods (3 credits)
MHMP8003.	Practices of Housing Management and Maintenance (6 credits)
MHMP8005.	Organizational and Financial Management (6 credits)
MHMP8006.	Housing, Planning and Sustainability (6 credits)
MHMP8009.	Principles of Law (6 credits)

MHMP8010. Housing Management Law and Land Law (6 credits)
Part time mode
Year One Studies

During the first year of study candidates are required to take the following seven compulsory courses with 39 credits in total:

- MHMP6858. Housing Economics (6 credits)
- MHMP7007. International Housing Policies and Practices (6 credits)
- MHMP8002. Foundation Course on Research Methods (3 credits)
- MHMP8003. Practices of Housing Management and Maintenance (6 credits)
- MHMP8006. Housing, Planning and Sustainability (6 credits)
- MHMP8009. Principles of Law (6 credits)
- MHMP8010. Housing Management Law and Land Law (6 credits)

Year Two Studies

During the second year of study candidates are required to take the following two compulsory courses with 12 credits in total:

- MHMP7005. Building Services (6 credits)
- MHMP8005. Organizational and Financial Management (6 credits)

Optional Courses for both Full time and Part time Modes

Candidates are required to take *one* optional course with 6 credits if choosing dissertation, or *two* optional courses with 12 credits if choosing capstone project, from a list of those on offer. Part-time students are required to take the optional course in Year Two. Students who wish to take the optional course in Year One must seek approval from the Programme Director. This list may vary from year to year. These courses may include the following:

- MHMP8004. Workshop on Communication Skills (6 credits)
- MHMP8008. Transitional Cities: Urban and Housing Development (6 credits)
- MHMP8011. Facility and Asset Management (6 credits)
- MHMP8012. Key Issues in Ageing Communities (6 credits)
- MHMP8015. Advanced Urban and Housing Practices (6 credits)
- RECO6031. Alternative Dispute Resolution (6 credits)
- RECO6032. Law and Practice of Arbitration (6 credits)
- RECO7605. Information Management (6 credits)
- URBP6003. Planning Practice, Law and Ethics in Hong Kong (6 credits)
- URBP6131. Transport Policy and Planning (6 credits)

Capstone Experience for both Full time and Part time Modes

Candidates are also required to complete the dissertation or a capstone project requirement.

Course Duration and Assessment

Each course extends over one semester of study (i.e. 12 weeks), except MHMP8002 Foundation Course on Research Methods which is a 10-hour course, and MHMP8004 Workshop on Communication Skills which is an intensive 3-day (20-hour) workshop, and all courses are assessed through examination (0% - 70%) and/or coursework assessment (30% - 100%).

3. COURSE LIST

Compulsory Courses

MHMP6858. Housing Economics (6 credits)

This course provides a basic introduction to economics and the application of economic concepts in the analysis of housing issues. The course also deals with the principles of cost-benefit analysis and economic evaluation in general and in the housing context. Other topics covered include land policy and economics, cycles in housing activity, the financing of housing development and privatization. The course also introduces the functions, principles and methods of valuation.

MHMP7005. Building Services (6 credits)

This course introduces concepts and practices on building services. It covers the five major building and utilities services in Hong Kong. These major services include plumbing and drainage, fire, electrical, air conditioning and utilities services. The course will introduce knowledge on the various systems, regulations and standard requirements for different building services.

MHMP7007. International Housing Policies and Practices (6 credits)

This course aims to compare housing policies and practices at an international scale and to explore global housing issues. It examines and compares the evolution of housing policies in different housing systems, the modes of intervention in the housing markets, the roles of the public and private sectors in housing provision, housing finance systems, and the relationships between housing standards and societal conditions. Prevailing global trends and issues in housing are also examined.

MHMP8002. Foundation Course on Research Methods (3 credits)

This course aims to prepare students for the dissertation by briefing them the research process, especially the identification of research problems and the formulation of research design and data collection methods. It also provides them a foundation in basic statistical analysis including issues in problem formulation, measurement and sampling, descriptive statistics, and basic inferential statistics.

MHMP8003. Practices of Housing Management and Maintenance (6 credits)

This course aims to introduce and consolidate student's understanding of major concepts and practices of housing management in Hong Kong, including the management of building maintenance. Its objectives are to discuss the contexts and concepts of housing management; to canvass the tasks and skills in the management of residential properties and related community and commercial facilities; to introduce students to major building structures, building fabrics and building materials and their maintenance problems and maintenance policies and their implementation; and to identify the role of housing managers in the maintenance of residential properties.

MHMP8005. Organizational and Financial Management (6 credits)

This course aims to discuss the concepts, principles and techniques in managing organizations to enhance their effectiveness and efficiency in meeting organizational goals. It will also enable students to understand skills and techniques in preparing budgets, financial statements and other basic tools in financial planning and control.

MHMP8006. Housing, Planning and Sustainability (6 credits)

This course aims to provide an integrative and in-depth understanding of Hong Kong's housing system and its relationships with urban planning and the concepts of sustainable development. It discusses the theoretical and practical aspects of housing, making special reference to their relationships with urban planning and sustainable development. Major topics include the housing system concepts, the political economy of housing policies, land use planning and housing affordability, principals of residential planning, housing policy analyses, housing market analyses, and the application of the sustainable development perspective to housing analyses.

MHMP8009. Principles of Law (6 credits)

This is a foundation course in legal studies. The course is intended to provide students with the basic knowledge of the concepts of law, the legal system of Hong Kong, and laws related to housing management, including contract, tort, criminal and land laws.

MHMP8010. Housing Management Law and Land Law (6 credits)

This course examines laws and ordinances related to housing management. It aims to provide students with a good understanding of the key concepts in land ownership and other rights in land and buildings and their acquisition and protection, government leases, rights and obligations of landlord and tenant, and the ownership and management of multi-storey buildings (including Building Management Ordinance and Road Traffic Regulations).

Capstone Experience

MHMP8014. Capstone Project (18 credits)

The capstone project provides students with an opportunity to apply urban and housing theories in analysing real world urban and housing issues in Hong Kong or other cities. Students work in a team of 4-5 members to define their research problems, undertake literature review, identify research gaps, develop appropriate research methods, collect and analyse data, and write research reports. There will be two assessment components, namely a group report and an individual reflection paper. Students will undertake the project under the guidance of a supervisor and meet with the supervisor every two or three weeks to ensure the progress and quality of the project.

MHMP6866. Dissertation (24 credits)

The dissertation allows students to demonstrate their understanding and ability to explore a specific area in depth. The required length for this significant academic work ranges between 12,000 to 15,000

words, ensuring that students engage in extensive research and analysis. The dissertation serves as a means of emphasising students' independent learning capabilities, making it particularly advantageous for those contemplating pursuing a research degree in the future. Students are expected to produce a high-quality piece that effectively showcases their knowledge and research abilities. To assist the students throughout the dissertation process, each individual is assigned a supervisor, ensuring that students have access to valuable guidance and expertise.

Optional Courses

MHMP8004. Workshop on Communication Skills (6 credits)

This experiential learning workshop on communication skills aims to enable students to handle negotiation, mediation, residents and concerned groups, holding of meetings and interviews, and dealing with crisis situations.

MHMP8008. Transitional Cities: Urban and Housing Development (6 credits)

Building upon comparative concepts and introductory materials of local knowledge, this course aims to provide students with the opportunity to explore contemporary urban changes both in the countries that are undergoing the transition from the planned to a market-oriented economy and in newly industrialised economies. The course has a regional focus on cities in Pacific Asia, in particular Chinese cities, and cities in Central and Eastern Europe. By the end of the course, students should be able to gain an empirical understanding of diverse local contexts and to broaden the concepts discussed in urban and housing studies.

MHMP8011. Facility and Asset Management (6 credits)

This course is designed to provide students with a comprehensive understanding of the facility management (FM) profession and its major tools and operations. Topical issues in facility and asset management and their impact on processes over the life-cycle of real estate assets will be explored, such as strategic corporate facility planning, benchmarking, post-occupancy evaluation, outsourcing, space planning and management, office safety and security, and contingency planning.

MHMP8012. Key Issues in Ageing Communities (6 credits)

This course examines key trends in ageing cities and introduces key ageing-related concepts, such as healthy ageing and age-friendly communities. It discusses the influence of the built environment and social environment on the physical and mental health of older adults, including the role of housing, transport and opportunities for social interactions. The course also draws attention to social inequalities in later life. Other topics include ageism, smart technologies and the digital divide.

MHMP8015. Advanced Urban and Housing Practices (6 credits)

This course aims to enable students to practise key skills in urban and housing governance through intensive learning in real-world urban and housing projects. Based on principles of participative learning, the course enables students to gain knowledge and experience in team building, development and leadership, conflict resolution, negotiation, and communication skills in the context of contemporary urban and housing governance in a global context. Students will visit local or

international urban and housing projects (e.g. urban renewal projects, public housing projects, built-to-rent projects) and interact with government officials, project management teams, and tenants/homeowners to gain a profound understanding of the governance and management issues of urban and housing projects. In addition to the lectures and field trips during the visit, students will also complete multiple tasks/reports before and after the trip.

RECO6031. Alternative Dispute Resolution (6 credits)

This course examines the theory and practice of dispute resolution: negotiation; mediation; litigation; arbitration and adjudication; practice and procedure; application in the real estate and construction industry.

RECO6032. Law and Practice of Arbitration (6 credits)

This course provides an introduction to alternative dispute resolution and examines the process of arbitration in Hong Kong and China through: common law and statute; procedure and proof; domestic and international arbitrations; arbitration institutions; the role of expert witnesses; application in the real estate and construction industry.

RECO7605. Information Management (6 credits)

This course examines fundamental knowledge in information management and its application to the project management in construction. This includes an introduction to information management, information management theories, through-life information management, common information management tools and techniques (e.g. the use of Common Data Environment – CDE), and digital information management (based on ISO 19650) and its effect on collaboration, coordination and integration, commercial and contractual aspects of construction (e.g. Employer Information Requirements (EIR)).

URBP6003. Planning Practice, Law and Ethics in Hong Kong (6 credits)

This course provides a detailed understanding of professional planning practice in Hong Kong. It deals with the practical dimensions of planning in both the public and private sectors. The course reviews the history, policies, strategies, administrative and legal procedures of planning. It also examines issues surrounding the ethical basis of professional planning activity.

URBP6131. Transport Policy and Planning (6 credits)

This course focuses on key issues in transport policy and the implementation of transport plans and programmes. It examines the role of private and public modes within the overall urban transport system as well as pedestrian movement planning, airport development and seaport development. The course uses examples drawn from various countries to evaluate the appropriateness and effectiveness of alternative policies and implementation mechanisms.
