

**REGULATIONS FOR THE DEGREE OF  
BACHELOR OF SCIENCE IN SURVEYING  
(BSc[Surv])**

*These regulations apply to students admitted to the first year of study in and after the academic year 2002-2003.*

*(See also General Regulations)*

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**Admission to the degree**

**Ar49** To be eligible for admission to the degree of Bachelor of Science in Surveying, a candidate shall

- (a) comply with the General Regulations;
  - (b) comply with the Regulations for First Degree Curricula; and
  - (c) satisfy all the requirements of the curriculum in accordance with the regulations that follow and the syllabuses of the degree.
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**Length of study**

**Ar50** The curriculum shall normally require six semesters of full-time study, spreading over three academic years.

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**Completion of the curriculum**

**Ar51** To complete the curriculum a candidate shall

- (a) satisfy the requirements prescribed in UG 3 of the Regulations for First Degree Curricula;
  - (b) follow instruction in the courses as prescribed under these regulations and complete satisfactorily all coursework requirements set as tests or as parts of any examination; and practical work to be undertaken as an integral part of the BSc(Surv) curriculum; and
  - (c) satisfy the examiners at the First, Second and Final Examinations respectively in the First, Second and Final Year of the curriculum, with a total of 180 units of courses, in the manner specified below unless otherwise permitted by the Board of the Faculty.
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**Ar52** The Examinations shall comprise

- (a) one paper in each of the following core courses (totalling 150 units):
  - (i) First Examination to be taken in the First Year of study
    - Surveying studio I (15 units)
    - Land and construction management I (6 units)
    - Construction I (6 units)
    - Construction II (6 units)
    - Land and construction economics I (6 units)
    - Property and construction law I (6 units)
  - (ii) Second Examination to be taken in the Second Year of study
    - Surveying studio II (15 units)
    - Land and construction management II (6 units)
    - Construction III (6 units)
    - Construction IV (6 units)
    - Land and construction economics II (6 units)
    - Property and construction law II (6 units)

- (iii) Final Examination to be taken in the Final Year of study
  - Surveying studio III (9 units)
  - Land and construction management III (6 units)
  - Land and construction management IV (6 units)
  - Dissertation (15 units)
  - Land and construction economics III (6 units)
  - Land and construction economics IV (6 units)
  - Property and construction law III (6 units)
  - Property and construction law IV (6 units)
- (b) 15 units of electives for the First and Second Examinations respectively (*ie.* 30 units in total), in the following manner:
  - [First Examination]
  - 3 units in quantitative techniques/statistics, or related subjects
  - 3 units in English language enhancement
  - 3 units in Chinese language enhancement
  - 3 units in information technology related subjects (a candidate who has taken and passed the proficiency test on information technology may be exempted from attending the course on information technology)
  - [Second Examination]
  - 3 units in English language enhancement
  - [First or Second Examination]
  - 3 units in Science and Technology Studies for Non-Science candidates, *or*
  - 3 units in Humanities and Social Sciences Studies for Science and Engineering candidates
  - 3 units in Culture and Value Studies, *or* in an area of study offered outside the BSc(Surv) curriculum
  - 9 units in any electives

**Ar53** Candidates shall normally take 30 units of courses in each semester, unless otherwise permitted or required by the Board of the Faculty.

**Ar54** Candidates shall not enter the second, or final year of the curriculum until they have satisfied the examiners in all of the core courses of the preceding Examination.

### **Selection of courses**

**Ar55** Candidates shall select their courses in accordance with these regulations and the guidelines as specified in the syllabuses before the beginning of each semester. Such selection shall be subject to the approval of the Head of the Department of Real Estate and Construction. Changes to the selection of courses may be made during the first two weeks of each semester subject to the approval of the Head of the Department of Real Estate and Construction, and such changes shall not be reflected in the transcript. Requests for changes after the first two weeks of a semester shall not be considered, and candidates withdrawing from any course without permission shall be given an F grade.

### **Assessment**

**Ar56** Candidates shall be assessed for each of the courses which they have registered for, and assessment may be conducted in any one or any combination of the following manners: written examinations or tests, written assignments or exercises, continuous assessment of performance, laboratory work, field work, research or project reports, or any other manner as determined by the examiners. Grades shall be awarded in accordance with UG5 of the Regulations for First Degree Curricula.

## Grades

**Ar57** Courses which a candidate is given an F grade shall not be counted towards the degree, but shall be recorded on the transcript of the candidate.

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**Ar58** Candidates may be required, in accordance with these regulations, by the Board of the Faculty to repeat a course or to follow another course as replacement, and/or to be re-assessed at a time specified by the Board. In such an event, the new grade obtained shall replace the previous grade in the calculation of the cumulative GPA, but both grades shall be recorded on the transcript.

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**Ar59** Candidates shall not be permitted to repeat a course for which they have received a pass grade for upgrading purposes.

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## Failure in examination

**Ar60** Candidates who have failed in any of the electives may be required to repeat the same course in the next semester or academic year for re-assessment, or to select another elective as replacement provided that they can satisfy the course selection requirements/combinations as stipulated under these regulations.

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**Ar61** Candidates at the First Examination who have

- (a) failed to satisfy the examiners in Surveying studio; or
- (b) passed in Surveying studio but failed to satisfy the examiners in more than 12 units of other core courses

shall be recommended for discontinuation of studies under the provisions of General Regulation G12.

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**Ar62** Candidates at the Second Examination who have

- (a) failed to satisfy the examiners in Surveying studio; or
- (b) passed in Surveying studio but failed to satisfy the examiners in more than 12 units of other core courses

shall be required to repeat all or any part of the second year and to present themselves for re-examination in the whole or part of the Second Examination in the following academic year.

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**Ar63** Candidates at the Final Examination who have

- (a) failed to satisfy the examiners in Surveying studio; or
- (b) passed in Surveying studio but failed to satisfy the examiners in more than 15 units of other core courses

shall be required to repeat all or any part of the final year and to present themselves for re-examination in the whole or part of the Final Examination in the following academic year.

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**Ar64** Candidates who have passed in Surveying studio but failed to satisfy the examiners in not more than

- (a) 12 units of core courses at the First or Second Examinations; or
- (b) 15 units of core courses at the Final Examination

may be permitted to present themselves for re-examination in the course(s) of failure before the commencement of the next academic year; and should they then fail to satisfy the examiners again, they shall be required to repeat all or any part of the curriculum preceding the Examination and to present themselves for re-examination in the whole or part of the Examination in the following academic year unless otherwise permitted by the Board of the Faculty.

**Ar65** Candidates who have failed to satisfy the examiners at any Examination of a repeated year shall be recommended for discontinuation of studies under the provisions of General Regulation G 12.

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### **Degree classification**

**Ar66** At the conclusion of the Final Examination a pass list will be published in five divisions as follows: First Class Honours, Second Class Honours (Division I), Second Class Honours (Division II), Third Class Honours and Pass. The classification of honours shall be determined by the Board of the Faculty at its full discretion by taking into account the overall performance of the candidates and other relevant factors as appropriate.

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## **SYLLABUSES FOR THE DEGREE OF BACHELOR OF SCIENCE IN SURVEYING**

### **FIRST YEAR**

#### **RECO1001. Surveying studio I (15 credits)**

Surveying studio applies and integrates the subject matter of the lecture course through case studies, projects and coursework. This year is devoted to developing an appreciation and understanding of the land conversion process, the contribution of the subjects studied and the skills which surveyors bring to bear on the process.

Field trips form an integral part of the course.

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#### **RECO1004. Land and construction management I (6 credits)**

Introduction to the land conversion process and the administration and management of real estate and construction resources. Comparative land administration systems; land use policy; the development process.

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#### **RECO1005. Construction I (6 credits)**

Functions of buildings, relationship of elements, properties of basic construction materials, structural concepts, the processes and techniques of constructing simple buildings in Hong Kong.

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#### **RECO1006. Construction II (6 credits)**

Internal building components including doors, windows and finishes. Introduction to building services including design and installation of water supply, drainage and waste disposal. Electrical and mechanical service systems including electrical, lifts and escalators and fire service installations.

**RECO1009. Land and construction economics I (6 credits)**

Introduction to the basic concepts and principles of economics, including consumer demand, production, exchange, transaction costs and property rights and the application of these concepts and principles to the land conversion process and the built environment. Introduction to macro-economics and the influence of the macro-economy and external economic relations on the land conversion process and the built environment; including international trade and financial issues, government land and fiscal policies and regional economics.

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**RECO1010. Property and construction law I (6 credits)**

Legal framework of the HKSAR – The Basic Law. Doctrine of separation of powers. The HKSAR legal system. Law of contract. Law of torts. Land law – Land tenure in the HKSAR; co-ownership; mortgage; easement; covenants; leases including landlord and tenant; adverse possession; deed of mutual covenant and the management of multi-storey buildings; land registration system.

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**CREA1001. Practical Chinese language course for Real Estate and Construction students (3 credits)**

建築學院(房地產及建設系)實用中文課程

1. Practical Chinese Writing Skills 實用中文寫作技巧 (3 lectures)
  - a. *Pai-hua* or literary Chinese 白話或文言
  - b. some characteristics of the Chinese language and communication skills  
漢語特性和語文運用
  - c. modern Chinese usage 現代漢語基礎語法
2. Chinese Characters 漢字 (3 lectures)
  - a. standardized form 規範漢字
  - b. simplified Chinese characters 簡體字
  - c. different scripts 異體字
3. Letter-writing 書信 (3 lectures)
  - a. personal letters 私人書信
  - b. business letters 事務書信
  - c. official letters 公務書信
4. Office Documents 辦公室文書 (3 lectures)
  - a. notices and announcements 啟事和通告
  - b. proposals 建議書
  - c. minutes and reports of meetings 會議文書
5. Chinese for Special Purposes (Real Estate and Construction) 專業中文 (6 lectures)
  - a. real estate in Chinese culture 中國文化中之房地產
  - b. target-oriented writing: instructions, brochures, leaflets and reports  
明書和報告的撰寫技巧
  - c. the language of real estate and construction journals  
中文房屋規劃與建設期刊文字
  - d. the language of contracts and tenders 合同與標書文字
6. Presentation and Communication Techniques 表達與溝通技巧 (2 lectures)
  - a. public speaking and speech writing 演講技巧及演講辭的撰寫
  - b. discussion and the art of persuasion 討論與說服技巧

**ECEN1103. Communication skills for Real Estate students (3 credits)**

This course aims to help students to respond effectively to the demands on their communication skills made by the Surveying Studio tasks. Objectives include enabling students to give confident, well-organized oral presentations and raising awareness of effective writing techniques through project teamwork involving formal meetings and written reports. Students are also encouraged to expand and consolidate their linguistic competence, both in basic language skills as well as in the vocabulary related to their discipline. Assessment is wholly by coursework.

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**SECOND YEAR****RECO2001. Surveying studio II (15 credits)**

Surveying Studio applies and integrates the subject matter of the lecture course through case studies and projects. This year aims to develop problem solving abilities related to the whole of the land conversion process.

Field trips form an integral part of the course.

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**RECO2004. Land and construction management II (6 credits)**

Management techniques; decision theory; resource management. Financial management and accounting; analysis and interpretation of financial statements; financial planning and decision making. The management and administration of real estate investment assets. Construction pre-contract practice and project documentation; quality assurance in the construction process.

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**RECO2005. Construction III (6 units)**

Introduction to indoor air quality, thermal, visual and sonic environment. Daylighting, interior and exterior lighting systems design. Principles of ventilation and air-conditioning systems. Architectural acoustics and noise control. Introduction to energy management and construction information management.

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**RECO2006. Construction IV (6 units)**

The processes and techniques for the construction of complex buildings in Hong Kong. Structural appreciation, inspection and maintenance of building, performance of materials and components. Specific problems associated with civil engineering construction.

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**RECO2009. Land and construction economics II (6 credits)**

The institutional framework within which real estate finance is allocated, including financial systems and institutions and the determination of interest rates, an introduction to capital markets, and the interactions between real estate finance, the urban economy and the urban land market. The economics of real estate and construction projects; design economics, project cost control, investment appraisal, development appraisal, and the role of the real estate and construction industry in the economy.

**RECO2010. Property and Construction Law II (6 credits)**

Construction contracts - Law relating to construction contracts. Standard forms. Law relating to development control - Building and Planning applications. Government leases: terms, modification and relevant legislation. Land resumption and compensation.

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**ECEN2104. Advanced academic skills for REC students (3 credits)**

This course aims to raise student awareness of the linguistic demands of writing a dissertation as well as to give students practice in presenting academic data orally. Topics range from the organization of a dissertation and creating a research space to handling cohesion and using sources appropriately in both oral and written form. A further aim is to help students to develop interview strategies - both as interviewers gathering research data and as interviewees in the job-market. Assessment will be wholly by coursework.

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**THIRD YEAR****RECO3001. Surveying studio III (9 credits)**

Surveying Studio applies and integrates the subject matter of the lecture course and in this year concentrates on complex problems related to the current and future issues in the land conversion process. The particular contribution of surveying skills to this process will be emphasized within the broader context of the problem areas.

Field trips form an integral part of the course.

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**RECO3004. Land and construction management III (6 credits)**

Real estate resources and strategic level decision making in the private and public sectors; property asset and portfolio management. Agency and marketing. Facilities and maintenance management; planned maintenance; change of use rehabilitation.

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**RECO3005. Land and construction management IV (6 credits)**

Concepts and theories of management; enterprise versus project management; systems approach; planning and implementation; authority; responsibility. Management of the design and construction process; the role of the project manager. Procurement systems and contract strategy; post-contract administration; cost control during construction; final accounts.

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**RECO3010. Dissertation (15 credits)**

A dissertation prepared under supervision on an approved topic.

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**RECO3011. Land and construction economics III (6 credits)**

Socio-economic influences and the land conversion process; urbanisation and urbanism, urban land use and location decisions, the economics of development and redevelopment, the role of government, the political economy of real estate; sustainable development.

**RECO3012. Land and construction economics IV (6 credits)**

Selected advanced topics in real estate and construction economics including an introduction to the theory of econometric modelling, concepts in real estate and construction models; the structure of the real estate and construction industry; capital market theory in relation to real estate investment and the real estate markets.

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**RECO3013. Property and construction law III (6 credits)**

Legal environment for real estate investment in the HKSAR - Administrative Law. Business Association. Regulatory framework of banking. Regulatory framework of finance. Employment law. Revenue law. Law of surveying practice – Professional liabilities: liabilities in contract and tort; professional misconduct. Law of agency and estate agents: common law and Estate Agents Ordinance.

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**RECO3014. Property and construction law IV (6 credits)**

Law relating to real estate development - Law of conveyancing in the HKSAR and China. Enforcement of government leases. Planning and building appeals. Alternative dispute resolution: primary and secondary dispute resolution; negotiation; conciliation; mediation; adjudication and arbitration. Law of arbitration including domestic and international arbitration.