

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

These regulations and syllabuses apply to students admitted in the academic year 2010-2011 and thereafter.

(See also General Regulations and Regulations for First Degree Curricula)

Definitions

Ar230 For the purpose of these regulations and the syllabuses for the degree of Bachelor of Science in Surveying, unless the context otherwise requires:

‘Elective’ means any course offered within the same or another curriculum, other than compulsory courses in the BSc (Surv), that can be taken by the candidate in order to complete the credit requirements of the degree.

Admission to the degree

Ar231 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) complete the curriculum and satisfy the examiners in accordance with the regulations and syllabuses set out below.
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Period of study

Ar232 The curriculum for the Bachelor of Science in Surveying shall normally require six semesters of full-time study, extending over three academic years and shall include any assessment to be held during and/or at the end of each semester. Candidates shall not in any case be permitted to extend their studies beyond the maximum period of registration of five academic years.

Selection of courses

Ar233 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 normally be not considered, except with the approval of the Board of the Faculty, and candidates withdrawing from any course without permission shall be given an F grade.

Curriculum requirements

Ar234 To complete the curriculum a candidate shall:

- (a) satisfy the requirements prescribed in UG5 of the Regulations for First Degree Curricula;
- (b) enrol in courses of a total of 180 credits, comprising 150 credits in core courses, 9 credits of electives, 6 credits in English language enhancement, 3 credits in Chinese language enhancement and 12 credits in Common Core courses;

- (c) 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, maybe outside Hong Kong, to be undertaken as an integral part of the degree of Bachelor of Science in Surveying; and
 - (d) satisfy the examiners in the assessment of the courses in the manner specified in the regulations and syllabuses.
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Progression in curriculum

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- (a) Candidates shall normally be required to take not fewer than 24 credits nor more than 30 credits in any one semester (except the summer semester) unless otherwise permitted or required by the Board of the Faculty, or except in the last semester of study when candidates may be required to take fewer than 24 credits to satisfy the outstanding curriculum requirements.
 - (b) Candidates may, of their own volition, take additional credits not exceeding 6 credits in each semester, and/or further credits during the summer semester, accumulating up to a maximum of 72 credits in one academic year unless otherwise permitted by the Board of the Faculty. With the special permission of the Board of the Faculty, candidates may exceed the annual study load of 72 credits in a given academic year provided that the total number of credits taken does not exceed 216 credits, save as provided for under Ar235(c).
 - (c) Where candidates are required to make up for failed credits, the Board of the Faculty may give permission for candidates to exceed the annual study load of 72 credits provided that the total number of credits taken does not exceed 360 credits.
 - (d) Candidates may, with the approval of the Board of the Faculty, transfer credits for courses completed at other institutions at any time during their candidature. The number of transferred credits may be recorded in the transcript of the candidate, but the results shall not be included in the calculation of the GPA. The number of credits to be transferred shall not exceed half of the total credits normally required under the degree curricula of the candidates during their candidature at the University.
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Assessment

Ar236 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 UG8 (a) of the Regulations for First Degree Curricula.

Ar237 Candidates who are unable, because of illness, to be present at the written examination of any course may apply for permission to present themselves at a supplementary examination of the same course to be held before the beginning of the First Semester of the following academic year. Any such application shall be made on the form prescribed within two weeks of the first day of the candidate's absence from any examination. Any supplementary examination shall be part of that academic year's examinations, and the provisions made in the regulations for failure at the first attempt shall apply accordingly.

Ar238 Candidates shall not be permitted to repeat a course for which they have received a D grade or above for the purpose of upgrading.

Failure in examination

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- (a) Candidates who have failed in more than a total of 6 credits of courses and/or elective courses in any semester of any year's examination at the first attempt must present themselves for re-examination at a specified date before the commencement of the following semester. Students who have failed in more than a total of 6 credits of courses and/or elective courses at the second attempt shall not be permitted to proceed to the following semester and will be required to repeat the courses of that semester in the following academic year.
- (b) Candidates who have failed in not more than a total of 6 credits of courses and/or elective courses in any semester of any year's examination at the first attempt may be permitted to present themselves for re-examination in the same course or courses at a specified date during the following semester.
- (c) Candidates who have failed in any course at the second attempt shall be permitted to present themselves for re-examination in the same course only once more.
- (d) Candidates shall be required to discontinue their studies if they have:
 - (i) failed to complete 36 credits in two consecutive semesters (not including the summer semester), except where they are not required to take such a number of credits in the two given semesters, or
 - (ii) failed to achieve a minimum average Semester GPA of 1.0 or higher for two consecutive semesters, or
 - (iii) exceeded the maximum period of registration specified in Ar232, unless otherwise permitted by the Board of the Faculty, or
 - (iv) failed any course at the third attempt.

Degree classification

Ar240 A pass list of candidates awarded the degree of Bachelor of Science in Surveying 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.

SYLLABUSES FOR THE DEGREE OF BACHELOR OF SCIENCE IN SURVEYING

Students entering the BSc (Surv) curriculum in the academic year 2010-11 in the three-year BSc (Surv) curriculum will take 150 credits of courses, plus a total of 21 credits in language and Common Core courses, and 9 credits of electives, totaling 180 credits for the 3-year curriculum, or 60 credits per academic year.

The Surveying curriculum has four types of course which are taught using distinct learning modes.

Most courses are 6 credit courses, except for Surveying Studios, the Research Methods course and the dissertation. The majority of the Management, Law and Economics courses, and Construction courses are offered in two parts, with Part I run in the first semester and Part II run in second semester of a single academic year. This split is designed so that the knowledge and skills learnt in each course can be directly related to concurrent project work in the studio course, to allow a more specific and structured approach to student learning.

The syllabus of the Bachelor of Science in Surveying shall comprise the following requirements:

First Year of Study

Surveying studio I	(15 credits)
Land and construction management I	(6 credits)
Construction I	(6 credits)
Construction II	(6 credits)
Land and construction economics I	(6 credits)
Introduction to law and contract	(6 credits)
Elective course	(3 credits)
English language enhancement courses	(6 credits)
Common core course	(6 credits)

Second Year of study

Surveying studio II	(15 credits)
Land and construction management II	(6 credits)
Construction III	(6 credits)
Construction IV	(6 credits)
Land and construction economics II	(6 credits)
Land and conveyancing law	(6 credits)
Research methods	(3 credits)
Elective course	(3 credits)
Common core course	(6 credits)
Chinese language enhancement course	(3 credits)

Final Year of study

Surveying studio III	(9 credits)
Land and construction management III	(6 credits)
Land and construction management IV	(6 credits)
Dissertation	(12 credits)
Land and construction economics III	(6 credits)
Land and construction economics IV	(6 credits)
Real estate investment law	(6 credits)
Development control and alternative dispute resolution	(6 credits)
Elective course	(3 credits)

21 credits of compulsory University requirements which must be completed successfully:

(i)	Two 3-credit courses in English language enhancement; and one 3-credit course in Chinese language enhancement ¹	9 credits
(ii)	Two 6-credit courses in the Common Core Curriculum with not more than one course from one Area of Inquiry	12 credits

¹ Candidates who have not studied Chinese language during their secondary education may be exempted from this requirement and should take an elective course in lieu, see Regulation UG6.

Studio courses (9 and 15 credits, approximately 180 – 300 hours of student learning activities is required for each course, including 54-72 contact hours for weekly studio meetings)

These courses engage students, under staff guidance and supervision, in addressing the core and related issues essential to the training of a professional surveyor. The studio projects require students to apply and integrate the theories and knowledge learned in concurrent courses of management, law, economics, and construction. Assessment is 100% by continuous coursework assessment: i.e. writing reports and presentations (up to 5,000 words).

RECO1001. Surveying studio I (15 credits)

RECO2001. Surveying studio II (15 credits)

RECO3001. Surveying studio III (9 credits)

Management, law and economics courses (6 credits)

A typical 6 credit course in land and construction management, law and economics includes 36 to 48 hours of lectures and seminars or tutorials. Around 80 hours of independent study is expected. Assessment is by continuous coursework assessment (essays or reports: up to 3,000 words approximately) (20%) and a 3-hour written examination (80%).

RECO1004. Land and construction management I (6 credits)

RECO2004. Land and construction management II (6 credits)

RECO3004. Land and construction management III (6 credits)

RECO3005. Land and construction management IV (6 credits)

RECO1010. Introduction to law and contract (6 credits)

RECO2010. Land and conveyancing law II (6 credits)

RECO3013. Real estate investment law (6 credits)

RECO3014. Development control and alternative dispute resolution (6 credits)

RECO1009. Land and construction economics I (6 credits)

RECO2009. Land and construction economics II (6 credits)

RECO3011. Land and construction economics III (6 credits)

RECO3012. Land and construction economics IV (6 credits)

Construction courses (6 credits)

A typical 6 credit course in land and construction management, law and economics includes 36 to 48 hours of lectures and seminars or tutorials. Around 80 hours of independent study is expected. Assessment is by coursework (essays or reports: up to 3,000 words approximately) (20%) and a 3-hour written examination (80%).

RECO1005. Construction I (6 credits)

RECO1006. Construction II (6 credits)

RECO2005. Construction III (6 credits)

RECO2006. Construction IV (6 credits)

Research courses (3 and 12 credits, approximately 60 – 270 hours of student learning activities is required for each course)

3-credit course in Research Methods – This course introduces the scientific methodology in research, preparing students for their dissertations. It includes up to 24 hours of lectures, seminars, and tutorials;

and a dissertation proposal (up to 2,000 words). Assessment is 30% by presentation, and 70% the final dissertation proposal. An addition of 30 hours of independent studies is expected of the student.

RECO2011. Research methods (3 credits)

12-credit course in *Dissertation* – A dissertation (10,000 words+) is a detailed discourse requiring original research. Up to 24 contact hours and 270 hours of independent study is expected of the student. Assessment is 100% by the final dissertation submitted.

RECO3010. Dissertation (12 credits)

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.

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; basic principles of town and country planning.

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.

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.

RECO1010. Introduction to law and contract (6 credits)

Legal framework of the HKSAR - the Basic Law and the HKSAR legal system; Elements of the law of contract; Construction contracts – standard forms; Discharging and enforcing contracts.

CAES1103. Communication skills for Real Estate students (1) (3 credits)

This course aims to help students to respond effectively to the demands on their communication skills made by the Surveying Studio tasks. Outcomes include giving well-organised presentations and using effective writing strategies through project team-work. 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: 100% continuous coursework assessment

CAES1106. Communication skills for Real Estate students (2) (3 credits)

This English-in-the-Discipline course follows on from the Semester 1 communication skills course in complementing the learning outcomes and methods of the Surveying Studio program. The focus will be on raising students' awareness of the appropriate professional discourse and related English usage through engaging in project-based discussion and written tasks, designed to simulate the demands on surveying professionals involved in real-world decision-making scenarios.

Assessment: 100% continuous coursework assessment

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.

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.

RECO2005. Construction III (6 credits)

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.

RECO2006. Construction IV (6 credits)

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.

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. Land and conveyancing law (6 credits)

Land tenure in the HKSAR; co-ownership; mortgage; easement; covenants; leases; landlord and tenant; adverse possession; deed of mutual covenant and the management of multi-storey buildings; land registration system; Conveyancing law in the HKSAR and Mainland China.

RECO2011. Research methods (3 credits)

This module aims to develop the student's abilities in the formulation of an appropriate research framework. Main issues include: literature search, qualitative and quantitative research approaches, experiment design, model building, data analysis and dissemination of results.

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
 - a. The Chinese language: characteristics and usage 漢語特性和語文運用
 - b. Basic grammar of modern Chinese 現代漢語基礎語法
2. Chinese Characters 漢字
 - a. Transformation of Chinese characters 漢字改革
 - b. Simplified Chinese characters 簡化字
 - c. Variant forms 異體字
3. Chinese for Special Purposes 專業中文寫作技巧
 - a. Notices and announcement 啓事及通告
 - b. Proposal, plan and report writing 建議書, 計劃書, 報告書
 - c. Target-oriented writing 目標為本寫作
4. Presentation and Communication Techniques 表達與溝通技巧
 - a. Public speaking 演講技巧
 - b. Speech writing 演講辭的撰寫

Assessment: 50% continuous coursework assessment and 50% examination

FINAL 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.

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 and conservation.

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.

RECO3010. Dissertation (12 credits)

A dissertation prepared under supervision on an approved topic.

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.

RECO3013. Real estate investment law (6 credits)

Law, government, and business; Business Association - partnership, agency, and corporation; Regulatory framework of banking and finance; Surveyors in financial markets – roles, liabilities and professional ethics.

RECO3014. Development control and alternative dispute resolution (6 credits)

Building and planning applications and appeals; Government leases; lease terms/conditions, lease modification and relevant legislation; Land resumption and compensation; Alternative dispute resolution: primary and secondary dispute resolution; negotiation; conciliation; mediation; adjudication and arbitration; Law of arbitration.