

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

*These regulations are applicable to candidates admitted under the 4-year '2012 curriculum' to the first year of the Bachelor of Science in Surveying in 2014-15, 2015-16 and 2016-17.*

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

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### **Admission to the degree of Bachelor of Science in Surveying**

**Ar281** 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 these regulations and the syllabuses.
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### **Period of study**

**Ar282** The curriculum for the Bachelor of Science in Surveying shall normally require eight semesters of full-time study, extending over not fewer than four 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 six academic years.

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### **Selection of courses**

**Ar283** 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.

**Ar284** 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 a candidate withdrawing from any course without permission shall be given an F grade.

**Ar285** Candidates shall not be permitted to select other courses for which a failed course forms a prerequisite unless permission is given by the department for the candidates to be reassessed in the failed course and for them to satisfy the examiners in this.

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### **Curriculum requirements**

**Ar286** 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 240 credits, comprising a professional core of 180 credits (including 156 credits of core courses, 18 credits of Faculty Foundation courses and 6 credits of a disciplinary elective), 12 credits in English language enhancement, 6 credits in Chinese language enhancement, 36 credits of Common Core courses and 6 credits of an elective course;

- (c) follow instruction in the courses as prescribed under these regulations and satisfactorily complete all coursework requirements set as tests or as parts of any assessment and practical work to be undertaken as an integral part of the BSc(Surv) curriculum; and
  - (d) satisfy the examiners in the assessment of the courses in the manner specified in the regulations and syllabuses.
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### **Ar287 Progression in curriculum**

- (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, accumulating up to a maximum of 72 credits in one academic year. 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 288 credits, save as provided for under Ar287(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 432 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 of courses completed at other institutions 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.
  - (e) Unless otherwise permitted by the Board of the Faculty, candidates shall be recommended for discontinuation of their studies if they have:
    - (i) failed to complete successfully 36 or more 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 an average Semester GPA of 1.0 or higher for two consecutive semesters (not including the summer semester), or
    - (iii) exceeded the maximum period of registration specified in the regulations of the degree.
  - (f) Candidates may be required by the Board of Examiners to take a reduced study load of not fewer than 24 credits if their academic progression is unsatisfactory.
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### **Assessment**

**Ar288** Candidates shall be assessed for each of the courses for which they have registered, 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 coursework, laboratory work, field work, research or project reports, or any other manner as determined by the examiners. Only passed courses will earn credits. Grades shall be awarded in accordance with UG8(a) of the Regulations for First Degree Curricula.

- Ar289** (a) 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.
- (b) Candidates who are unable, because of illness, to be present at any assessment task of any course

may apply for permission to present themselves for supplementary assessment of the same course to be held in a manner prescribed at the Department's discretion.

**Ar290 (a)** Candidates shall not be permitted to repeat a course for which they have received a D grade or above for the purpose of upgrading.

(b) Where candidates are permitted or required to present themselves for re-assessment / re-examination / assessment in an alternative course, the new grade obtained together with the previous F grade shall be recorded on the transcript and will be included in the calculation of the semester GPA, the year GPA and the cumulative GPA.

(c) The maximum number of attempts for a particular course or requirement is three.

**Ar291** There shall be no appeal against the results of examinations and all other forms of assessment.

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### **Ar292 Failure in assessment**

(a) Candidates are required to make up for failed courses in the following manner as prescribed by the Board of Examiners:

- (i) undergoing re-assessment / re-examination in the failed course to be held no later than the beginning of the first semester of the following academic year (except for courses offered in the summer semester, re-assessment / re-examination in the failed course to be held within five weeks after the beginning of the following academic year); or
  - (ii) re-submitting failed coursework, without having to repeat the same course of instruction; or
  - (iii) repeating the failed course(s) by undergoing instruction and satisfying the assessments; or
  - (iv) taking another course *in lieu* of a failed elective course, and satisfying the assessment requirements.
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### **Honours classification**

#### **Ar293**

(a) Honours classifications shall be awarded in five divisions: First Class Honours, Second Class Honours Division One, Second Class Honours Division Two, Third Class Honours, and Pass. The classification of honours shall be determined by the Board of Examiners for the degree in accordance with the following Cumulative GPA scores, with all courses taken (including failed courses) carrying equal weighting:

<i>Class of honours</i>	<i>CGPA range</i>
First Class Honours	3.60 – 4.30
Second Class Honours	(2.40 – 3.59)
Division One	3.00 – 3.59
Division Two	2.40 – 2.99
Third Class Honours	1.70 – 2.39
Pass	1.00 – 1.69

(b) Honours classification may not be determined solely on the basis of a candidate's Cumulative GPA and the Board of Examiners for the degree may, at its absolute discretion and with justification, award a higher class of honours to a candidate deemed to have demonstrated meritorious academic achievement but whose Cumulative GPA falls below the range stipulated in Ar293(a) of the higher classification by not more than 0.1 Grade Point.

(c) A list of candidates who have successfully completed all degree requirements shall be posted on Faculty noticeboards.

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

*These syllabuses are applicable to candidates admitted under the 4-year '2012 curriculum' to the first year of the Bachelor of Science in Surveying in 2015-16.*

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Students entering the 4-year Bachelor of Science in Surveying curriculum in the academic year 2015-16 will take a professional core of 180 credits (including 156 credits of core courses, 18 credits of Faculty Foundation courses and 6 credits of a disciplinary elective course), plus a total of 54 credits in language and Common Core courses, and 6 credits of an elective course, totalling 240 credits for the 4-year curriculum.

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

### **University Requirements**

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

- (i) One 6-credit course in Core University English<sup>1</sup>; one 6-credit course in English language enhancement; and one 6-credit course in Chinese language enhancement<sup>2</sup> (18 credits)
- (ii) 36 credits of courses in the Common Core Curriculum, comprising at least one and not more than two courses from each Area of Inquiry with not more than 24 credits of courses being selected within one academic year except where candidates are required to make up for failed credits. (36 credits)

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<sup>1</sup> Candidates who have achieved Level 5\*\* in English Language in the Hong Kong Diploma of Secondary Education Examination, or equivalent, may at the discretion of the Faculty be exempted from this requirement and should take an elective course in lieu, see UG6 of the Regulations for First Degree Curricula.

<sup>2</sup> Students are required to successfully complete the 6-credit Faculty-specific Chinese language enhancement course, except for:

- (a) Putonghua-speaking students who should take CUND9002 (Practical Chinese and Hong Kong Society) or CUND9003 (Cantonese for Non-Cantonese Speaking Students); and
- (b) students who have not studied Chinese language during their secondary education or who have not attained the requisite level of competence in the Chinese language to take the Chinese language enhancement course should write to the Board of the Faculty to apply to be exempted from the Chinese language requirements, and
  - (i) to take a 6-credit Cantonese or Putonghua language course offered by the School of Chinese especially for international and exchange students; OR
  - (ii) to take an elective course in lieu.

## **Faculty Requirements**

18 credits of compulsory Faculty Foundation courses which must be completed successfully:

Three 6-credit Faculty Foundation courses including - Introduction to Building Technology; - Housing and Cities; and either one of the following: - Sustainability and the Built Environment; - Visual Culture: Architecture and the Built Environment.	18 credits
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## **Professional Core of Surveying**

The Bachelor of Science in Surveying curriculum has four course categories which are taught using distinct learning modes.

Most courses are 6-credit courses, with the exception of the Dissertation component which is 18 credits. The majority of courses are classified into Management, Law, Economics, and Construction aspects. These different aspects are then interwoven in the Studio courses to allow for knowledge and skills learnt in each course to be related directly to concurrent project work in the studio courses, and to allow a more specific and structured approach to student learning.

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### Studio courses (6 credits)

(6 credits, approximately 120 - 150 hours of student learning activities are 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. written reports (up to 5,000 words), or other format as prescribed by the teacher, performance in studio meetings, including (but not exclusively) contribution to and participation in studio discussions and presentations.

### *Studio courses (6 credits)*

RECO1202	Urban Development Studio
RECO2025	Surveying Studio 1
RECO2026	Surveying Studio 2
RECO3025	Surveying Studio 3
RECO3026	Surveying Studio 4
RECO4002	Surveying Studio 5

### Management, Law and Economics courses

A typical 6-credit course in management, law and economics is comprised of 120 – 150 hours of student learning activities, which include lectures, seminars, tutorials (36 to 48 hours) and independent study. Continuous assessment is by coursework (essays or reports: up to 3,000 words approximately or other format as deemed appropriate by the teacher) and a written examination (percentage weighting between continuous assessment and written examination of this component is to be specified by teachers and students will be notified in the respective Student Handbook).

*Management courses (6 credits)*

RECO2028	Planning and Development
RECO3035	Construction Project Management 1
RECO4007	Real Estate and Facility Management Practice (pre-requisite: Construction Project Management 1)
RECO4010	Construction Project Management 2 (pre-requisite: Construction Project Management 1)

*Law courses (6 credits)*

RECO2032	Introduction to Law
RECO3027	Land Law and Conveyancing Law
RECO4008	Development Control and Alternative Disputes Resolution
RECO4009	Construction Law

*Economics courses (6 credits)*

RECO2029	Land Economics
RECO3029	Real Estate Investment and Finance (pre-requisite: Land Economics)
RECO4004	Economics of Property Rights
RECO4006	Advanced Valuation (pre-requisite: Land Economics)

*Construction courses (6 credits)*

A typical 6 credit course in construction is comprised of 120 – 150 hours of student learning activities, which include lectures, seminars, tutorials (36 to 48 hours) site visit and independent study. Assessment is by coursework (essays or reports: up to 3,000 words approximately, or other format as deemed appropriate by the teacher) and a written examination (percentage weighting between continuous assessment and written examination of this component is to be specified by teachers and students will be notified in the respective Student Handbook).

*Construction courses (6 credits)*

RECO2022	Building Technology
RECO2030	Building Services for Health and Safety
RECO2031	Advanced Structures and Construction for Surveyors
RECO3030	Environmental Science in Buildings

*Research courses (6 or 18 credits)*

(6 credits or 18 credits, approximately 120 hours for 6 credits –or 450 hours for 18 credits of student learning activities are required for each course)

One 6-credit course in *Research Methods* – This course introduces various methodologies and the latest development in studies related to the different aspects of real estate and construction research. It also prepares students for their final year dissertations. It aims to train students to think rationally and logically in conducting academic research and to be equipped with the ability to formulate a dissertation proposal. It includes approximately 24 hours of research seminars, lectures and tutorials. Assessment is 100% by a written dissertation proposal (approximately 3,000 to 4,000 words).

One 18-credit course in *Dissertation* – A dissertation (10,000 words+) is a detailed discourse requiring original research. Up to 30 contact hours and 420 hours of independent studies is expected of the student. Assessment is 100% by the final dissertation submitted.

### Research Courses (6 or 18 credits)

RECO3032	Research Methods
RECO4001	Dissertation (Pre-requisite: Research Methods)

### Disciplinary Elective (6 credits)

Disciplinary Electives are open exclusively to Year Three students in the BSc Surveying programme only. Students are required to choose from a prescribed set of options by the Department.

RECO3031	Cities and Urban Development <sup>#</sup>
RECO3033	Professional Practice
CONS2004	History of Urban Hong Kong & its Built Heritage

<sup>#</sup>The Cities and Urban Development component in the disciplinary elective course comprises overseas (or out-of-Hong Kong) study field trips, the costs of which are to be borne by students; hence, students are reminded that there will be travelling, accommodation and other related costs associated with those field trips. Such costs are not included in the tuition fees and will vary depending on location.

### Elective course (6 credits)

Students can choose to take courses offered within or outside the Faculty.

#### First Year of Study

- ARCH1027 Visual Culture: Architecture and the Built Environment<sup>#</sup> (6 credits)
- ARCH1028 Sustainability and the Built Environment<sup>#</sup> (6 credits)
- RECO1200 Housing and Cities (6 credits)
- RECO1201 Introduction to Building Technology (6 credits)
- RECO1202 Urban Development Studio (6 credits)
- 4 Common Core courses (6 credits each)
- Core University English (6 credits)
- Chinese Language Enhancement course (6 credits)

<sup>#</sup> Students shall take either one of these two elective Faculty Foundation courses.

#### Second Year of Study

- RECO2022 Building Technology (6 credits)
- RECO2025 Surveying Studio 1 (6 credits)
- RECO2026 Surveying Studio 2 (6 credits)
- RECO2028 Planning and Development (6 credits)
- RECO2029 Land Economics (6 credits)
- RECO2030 Building Services for Health and Safety (6 credits)
- RECO2031 Advanced Structures and Construction for Surveyors (6 credits)
- Common Core course (6 credits)
- English Language Enhancement course (6 credits)

#### Third Year of Study

- RECO3025 Surveying Studio 3 (6 credits)
- RECO3026 Surveying Studio 4 (6 credits)
- RECO3027 Land Law and Conveyancing Law (6 credits)

-RECO3029 Real Estate Investment and Finance	(6 credits)
-RECO3030 Environmental Science in Buildings	(6 credits)
-RECO3032 Research Methods	(6 credits)
-RECO3035 Construction Project Management 1	(6 credits)
-Disciplinary Elective*	(6 credits)
-Elective	(6 credits)
-Common Core course	(6 credits)

*\*There are three Disciplinary Electives: Cities and Urban Development and Professional Practice, which are open for selection exclusively for BSc Surveying students in the second semester of their Third Year of Study only. The third Disciplinary Elective, History of Urban Hong Kong and its Built Heritage, is offered in the first semester, and students need to apply for approval from the BSc Programme Director to elect this.*

#### Final Year of study

- RECO4001 Dissertation	(18 credits)
- RECO4002 Surveying Studio 5	(6 credits)
- RECO4004 Economics of Property Rights	(6 credits)
- RECO4006 Advanced Valuation	(6 credits)
- RECO4007 Real Estate and Facility Management Practice	(6 credits)
- RECO4008 Development Control and Alternative Dispute Resolution	(6 credits)
- RECO4009 Construction Law	(6 credits)
- RECO4010 Construction Project Management 2	(6 credits)

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## **Course Description**

### **Year 1**

#### **ARCH1027 Visual Culture: Architecture and the Built Environment (6 credits)**

This course is an introduction to architecture and the Built Environment. Students will be exposed to the common basic knowledge of architecture as a built form as well as a discipline along with a multitude of the other forces that shape its development. Various themes are presented as a starting point to expand, navigate, and link different conditions and ideas of architecture. In addition, a broad spectrum of other aspects related to the field of study, including city and society, landscape and planning, culture and visual art, ecology and environment, as well as technology and material, will be discussed for increasing the awareness of architecture with our changing society.

Assessment: 100% continuous coursework assessment

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#### **ARCH1028 Sustainability and the Built Environment (6 credits)**

The course examines the broad range of issues confronting mankind's search for a sustainable future, such as: population & urbanization; transportation & logistics; technology & mobility; water; waste; energy; food; (natural) disasters; and community & governance. Through the perspective of contemporary and historical case studies students explore how people, in their visions of the future, have sought to perfect built environments as the setting for model communities.

The ideas raised in the lectures, reinforced through weekly readings and weekly tutorial sessions, are brought together at the end of the course with an intensive workshop, in which students look to define their own vision of a sustainable community. This course is intended to inspire thinking about the way we should construct our living environments in future, in order to find a sustainable balance.

Assessment: 100% continuous coursework assessment

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#### **RECO1200 Housing and Cities (6 credits)**

The aim of this course is to develop students' abilities to identify, describe and analyze critically the role and function of cities at different stages. In addition, students will be encouraged to correlate between city formation and various elements in urban development, particularly housing issues, in an increasingly globalized context. The course is explicitly interdisciplinary, and introduces recurrent and emerging debates about housing and the role and function of cities in the 21st century together with a parallel analysis of an increasingly complex matrix of social, political and economic issues as the pace of urbanization increases. Upon completion of the course students will have an appreciation of the complexity of urban issues in an increasingly urban world, and an appreciation of one of the major functions of cities - housing people.

Assessment: 100% Continuous coursework assessment

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#### **RECO1201 Introduction to Building Technology (6 credits)**

This course provides the fundamental knowledge and concepts for functional design and construction of buildings. The aim of the course is to help students to explain why the building stands up, identify the function of essential elements and components of buildings, including the materials used and their installation methods.

A morphological approach will be used to explain the building elements and components. Students will learn how to read from drawings and sketches, and appreciate their practical application from site visits.

Topics will cover structural elements, building envelopes and services of buildings, including the materials and methods of their installation.

Assessment: 100% continuous coursework assessment

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### **RECO1202 Urban Development Studio (6 credits)**

This is an elementary introduction to the general aspects of urban (land and construction) development in Hong Kong. The essence is “facts-finding” for First Year students to understand the basic picture of what constitute urban (land and construction) development in Hong Kong via a studio-teaching and -learning mechanism. This serves as a foundation for students to study more advanced and academic courses in Years Two to Four.

Assessment: 100% continuous coursework assessment

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### **CAES1000 Core University English (6 credits)**

The Core University English (CUE) course aims to enhance first-year students’ academic English language proficiency in the university context. CUE focuses on developing students’ academic English language skills for the Common Core Curriculum. These include the language skills needed to understand and produce spoken and written academic texts, express academic ideas and concepts clearly and in a well-structured manner and search for and use academic sources of information in their writing and speaking. Students will also complete four online-learning modules through the Moodle platform on academic grammar, academic vocabulary, citation and referencing skills and understanding and avoiding plagiarism . This course will help students to participate more effectively in their first-year university studies in English, thereby enriching their first-year experience.

Assessment: 65% continuous coursework assessment and 35% examination

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### **CEUC9001 Practical Chinese for Surveying, Urban Studies, and Conservation Students (6 credits)**

The main objective of this course is to enhance the students' command of Chinese for the construction and surveying profession through basic training in presentation skills and in specific techniques for the preparation of target-oriented letters, proposals, plans and reports. This course also aims to develop students’ ability to engage in negotiations, debates as well as critical and creative thinking. In order to promote artistic and aesthetic appreciation, thematic lectures and topical workshops on Chinese calligraphic and artistic representations will be conducted. Site visits to traditional Chinese temples, gardens and museums will be organized to provide students with opportunities to gain hands-on experiences of the inner dynamics of Chinese culture. Students will be able to acquire sophisticated Chinese language skills and knowledge of Chinese culture within the context of the discipline of construction and surveying.

1. Demonstrate ability in using effective spoken and written language skills required for daily life communication, surveying & architecture related professions and academic studies. Reflect on their language learning experience and devise strategies for further improvement
2. Have in-depth oral presentation, discussion and debating skills.
3. Have an overall understanding between language and cultural concepts.
4. Have a better awareness and sensitivity toward language usage, critical thinking and aesthetic quality.

Assessment: 50% continuous coursework assessment and 50% examination

**4 Common Core courses**

**(6 credits each)**

## **Year 2**

### **RECO2022 Building Technology (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.

Assessment: 40% continuous coursework assessment and 60% examination

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### **RECO2025 Surveying Studio 1 (6 credits)**

This course is structured to apply and integrate the subject matter of lecture courses through case studies and projects. This semester is devoted to developing an appreciation and understanding of the land conversion process, including the roles of stakeholders involved, factors affecting property choices, and institutional constraints governing land uses and development.

Assessment: 100% continuous coursework assessment

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### **RECO2026 Surveying Studio 2 (6 credits)**

This course is structured to apply and integrate the subject matter of lecture courses through case studies and projects. This semester is devoted to further developing an appreciation and understanding of the issues and constraints faced by real estate developers in the land conversion process, including but not limited to site selection, optimization of land use and building design, and sales and marketing of real estate projects.

Assessment: 100% continuous coursework assessment

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### **RECO2028 Planning and Development (6 credits)**

This course addresses the planning and development issues related to land and construction management in Hong Kong. It covers general aspects of the land and property development process; housing market analysis; the real estate cycle; market analysis; urban land policy analysis; the land tenure system; land supply and urban land policy; development appraisal; development controls; post development analysis; property appraisal; change of use; end of the life cycle; redevelopment; planning, land lease and building control; application and approval procedures; development potential and parameters; the construction process; introduction to procurement, contract option, and facility management.

Assessment: 20% continuous coursework assessment and 80% examination

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### **RECO2029 Land Economics (6 credits)**

Location, trade and economic growth; the concept of rent and economic rent; producers' location decisions; urban land markets; economic regions; land as a natural resource; money and interest theory; timing problems in the land conversion process; renovation and redevelopment cycles; land stock control; government land and housing policies; social costs and land rent dissipation.

Assessment: 20% continuous coursework assessment and 80% examination

**RECO2030 Building Services for Health and Safety (6 credits)**

This course is designed to appraise how the design and installation of various building services systems and building components combine to help achieve the health and safety of occupants and the public at large. They include: (1) fire safety; (2) sanitation; (3) vertical transportation; and (4) internal components.

Assessment: 40% continuous coursework assessment and 60% examination

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**RECO2031 Advanced Structures and Construction for Surveyors (6 credits)**

This course provides the theoretical knowledge and concepts for the functional design and construction of complex buildings in Hong Kong. Topics cover processes and techniques for the construction of buildings, appreciation of structural systems for high-rise buildings, inspection and maintenance of building, performance of materials and components, sustainable construction and common civil engineering construction.

Assessment: 40% continuous coursework assessment and 60% examination

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**RECO2032 Introduction to Law (6 credits)**

Legal framework of the HKSAR - the Basic Law and the HKSAR legal system; elements of the law of contract and tort; introduction to public law.

Assessment: 20% continuous coursework assessment and 80% examination

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**CAES9121 Communication Course for Real Estate & Built Environment Students (6 credits)**

This English-in-the-Discipline course is designed to help students to respond effectively to the communication demands of their studio programme. The focus is on raising students' awareness of the genre of professional discourse by providing them with opportunities to enhance their linguistic range in their approach to cultural, real-estate & built environment literacy.

Activities are organised through engagement in project-based discussion and written tasks designed to simulate the English Language demands on Surveying and Built Environment professionals.

The out-of-class learning component of the course will supplement the main aims by consolidating use of real-estate & built environment business-related vocabulary and further enhancing students' writing. Students will also become familiar with self-evaluation and with resources they can access to take responsibility to improve their own language skills in future.

Assessment: 100% continuous coursework assessment

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**Common Core course (6 credits)**

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**Year 3****RECO3025 Surveying Studio 3 (6 credits)**

In the first semester students will participate in an inter-disciplinary project, or comparable learning project. The project is designed for surveying students to form multi-disciplinary teams to work on tasks from feasibility to scheme design stage so that they could learn from each other, experience

team spirit and be able to see different problems from different perspectives. Appropriate elements of China Practice may be included.

Assessment: 100% continuous coursework assessment

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#### **RECO3026    Surveying Studio 4 (6 credits)**

The second semester is designed to consider inter-disciplinary problem scenarios from practical real life situations that may arise from the different aspects of surveying. Appropriate elements of China Practice may be included. Design of problem scenarios is intended to provide students with an opportunity to apply what they have learnt in real life situations that arise during the planning, development, construction, marketing and maintenance stages of a project. The scenarios will be designed to require students to identify and explore inter-disciplinary problems that they need to resolve in real life situations, instead of dealing with specified problems as with assignments in other modules. For that purpose, on many occasions the problems will be deliberately ill-defined.

Assessment: 100% continuous coursework assessment

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#### **RECO3027    Land Law and Conveyancing Law (6 credits)**

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

Assessment: 20% continuous coursework assessment and 80% examination

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#### **RECO3029    Real Estate Investment and Finance (6 credits)**

Interactions between space and asset markets; financial economic concepts and tools for real estate analysis; real estate valuation and investment analysis at property and business levels; leverage and mortgages; statistical modelling and forecasting; price indices and derivatives; real options and land value.

Assessment: 40% continuous coursework assessment and 60% examination

Prerequisite: RECO2029 Land Economics

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#### **RECO3030    Environmental Science in Buildings (6 credits)**

Principles of the built environment, climate, sick buildings and green buildings. Indoor air quality and thermal comfort. Principles of ventilation and air conditioning. Humidity and condensation. Principles of lighting, colour and vision. Lamps, luminaries, daylighting and lighting systems design. Principles of sound and hearing. Sound insulation, noise control and architectural acoustics. Principles of thermal insulation and energy management in buildings.

Assessment: 40% continuous coursework assessment and 60% examination

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#### **RECO3032    Research Methods (6 credits)**

This course introduces various methodologies and the latest development in studies related to the different aspects of real estate and construction research. It also prepares students for their final year dissertations. It aims to train students to think rationally and logically in conducting academic

research and to be equipped with the ability to formulate a dissertation proposal. Techniques in literature search, qualitative and quantitative approaches, tests of hypotheses, data analysis, and dissemination of results are also introduced.

Assessment: 100% continuous coursework assessment

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### **RECO3035 Construction Project Management 1 (6 credits)**

This module introduces management practice, project management, construction management with a particular focus on the real estate and construction context.

Assessment: 50% continuous coursework assessment and 50% examination

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### **Disciplinary Elective (6 credits)**

Disciplinary Electives are open exclusively to Year Three students in the BSc Surveying programme. Students are required to choose between RECO3031 Cities and Urban Development (6 credits) or RECO3033 Professional Practice (6 credits), which are offered in the second semester. Under special circumstances and with prior approval from the BSc Surveying Programme Director, students may take CONS2004 History of Urban Hong Kong and its Built Heritage (6 credits) in lieu, which is offered in the first semester.

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### **RECO3031 Cities and Urban Development (6 credits)**

This course requires students to organize a 1-2 weeks study field trip themselves, to international or PRC destinations. The main objective is to analyse and explain international differences in real estate and construction institutions and practices. Desk research, preparation and organization of site visits, analyses, formal reporting and presentation are all important components. In addition to the preparing of the study trip, students taking this Disciplinary Elective are also required to attend the Professional Competency Workshop (PCW) series that are offered to the other Disciplinary Elective, RECO3033 Professional Practice. This will serve as a foundation for students to conduct a comparative study of similarities and differences in professional practice when they undertake the study trip outside Hong Kong. PCW will be assessed and the mark forms 30% of the overall mark for this course.

Assessment: 100% continuous coursework assessment (*except for students who are allowed to take a replacement elective, who shall follow the assessment criteria of that elective*)

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### **RECO3033 Professional Practice (6 credits)**

The aim of this module is to build on academic modules in a practical environment so as to increase maturity and motivation by learning as a member of a professional team in the real estate and construction field and handling real life real estate and construction projects. This also allows tacit and professional knowledge in the field to be conveyed to the students in a more personal and efficient way. On the other hand, it provides a platform for our students to demonstrate advanced academic knowledge learned in different modules to be applied in practice.

Seasoned professionals from the industry in the field of real estate, general practice surveying, quantity surveying / commercial management, building surveying, planning and development as well as property and facility management will be invited to deliver in-depth knowledge exchange with the students in the Professional Competency Workshop (PCW) series. Such PCW series will span over a period of 10 weeks and the mark forms 30% of the overall mark for this course.

The relative weighting of these assessments is:

PCW 30% and Professional Knowledge assessment 70%

**CONS2004 History of Urban Hong Kong and its Built Heritage (6 credits)**  
(Where students who, for special circumstances and upon approval granted by the BSc Programme Director, cannot select the above two Disciplinary Electives, this Disciplinary Elective provides a third option for the students. Students are reminded that this course is offered in the first semester and students need to re-adjust their own study plan.)

This course provides a broad survey of Hong Kong's urban history from the mid-19th century to today. With this framework, 19<sup>th</sup> and 20<sup>th</sup> century Chinese and Western architectural styles and typologies are studied, with particular focus on the colonial period, including the Guangdong vernacular tradition, Victorian and Edwardian styles and Modernism. The course is designed to help develop competence in identifying, understanding and analysing heritage buildings and structures within their setting and within their socio-economic / historical context. Classroom lectures are supplemented with field studies.

Assessment: 100% continuous coursework assessment **Common Core course (6 credits)**

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**Elective (6 credits)**

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**Final Year**

**RECO4001 Dissertation (18 credits) (Capstone experience)**

A dissertation is a detailed discourse on a research topic in the area of real estate and construction chosen by the student, to be executed following scientific methodology principles as taught in Research Methods. It aims to train students to think scientifically, and to carry out and complete an entire research project on their own, under a dissertation supervisor. Students are expected to identify and define a problem for scientific research; substantiate the research problem, and as appropriate, propose testable hypotheses with appropriate methodology and data; collect empirical data to test the proposed hypotheses and explain the regularities in the data collected; and carry out further research to widen and deepen the analysis.

Assessment: 100% continuous coursework assessment  
Prerequisite: RECO3032 Research Methods

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**RECO4002 Surveying Studio 5 (6 credits)**

For this Studio programme students are required to formulate their own study area based on brief hypothetical scenarios given. Emphasis is on issues related to the broad concept of sustainability in a global context and its relation to land, real estate, construction and building development and management.

Assessment: 100% continuous coursework assessment

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**RECO4004 Economics of Property Rights (6 credits)**

Basic concepts of economic growth and development; general concepts of property rights as foundation for understanding the economy and government policies on land use; concepts of market failure in the development market and industry and their Coasian transaction cost reinterpretation in the light of sustainable development driven by innovations in property development; and neo-institutional analysis of issues in development economics applied to spatial analysis.

Assessment: 20% continuous coursework assessment and 80% examination

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### **RECO4006    Advanced Valuation (6 credits)**

The concept of value in different contexts and for different valuation purposes. Statutory valuation – purposes and methods. Advanced valuation for real estate development. The relationships between the real estate market and other asset markets. Asset pricing models. Real estate investment portfolio management – theory, institutions and constraints.

Assessment: 20% continuous coursework assessment and 80% examination

Prerequisite: RECO2029 Land Economics

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### **RECO4007    Real Estate and Facility Management Practice (6 credits)**

This module outlines and explains the roles of property and facility management on real estate portfolios, and explores the strategic management roles of a property and facility manager.

Assessment: 40% continuous coursework assessment and 60% examination

Prerequisite: RECO3035 Construction Project Management 1

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### **RECO4008    Development Control and Alternative Disputes 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.

Assessment: 20% continuous coursework assessment and 80% examination

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### **RECO4009    Construction Law (6 credits)**

Business associations and entities; forms of construction contract – standard forms; professional liabilities; interim payment and set-off; pay when paid clause; variations; liquidated damages; extension of time; determination of contract; defects liabilities; insolvency.

Assessment: 20% continuous coursework assessment and 80% examination

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### **RECO4010    Construction Project Management 2 (6 credits)**

This module develops further skills developed in Year 3 in terms of contract administration and construction management practice and introduces practical and commercial issues through the medium of real life case studies and simulations. It also covers principles of professional surveying practices.

Assessment: 50% continuous coursework assessment and 50% examination

Prerequisite: RECO3035 Construction Project Management 1

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