



Business and Economics

PROPERTY 342 : Property Development (15 POINTS)

2021 Semester One

Course Prescription

An introduction to the process of property development, including application of analytical methods to case studies.

Course Overview

Property Development is approached from a practical perspective taking students through the development process pathway from a vision to commissioning. Analysis and feasibility are key skills that will be developed with case study illustration and a practical assignment. Design management, consenting, leadership, procurement and delivery will be covered including communication and sustainability. Case study material will illustrate all key points. Application will be to all industry sectors. The lecturer is a practicing industry professional.

Course Requirements

Prerequisite: 90 points from PROPERTY 211-281

Capabilities Developed in this Course

- Capability 1: Disciplinary Knowledge and Practice
- Capability 3: Solution Seeking
- Capability 4: Communication and Engagement
- Capability 5: Independence and Integrity
- Capability 6: Social and Environmental Responsibilities

Graduate Profile: [Bachelor of Property](#)

Learning Outcomes

By the end of this course, students will be able to:

1. Understand the process for progressing property development (Capability 1)

2. Identify and critically analyse projects and determine feasibility (Capability 3)
3. Understand the specific focus requirements for development in differing industry sectors (Capability 1)
4. Demonstrate familiarity with specialist facets of property development including sustainability and cultural values. (Capability 6)
5. Understand and evaluate particular issues affecting the industry and current leading edge practices (Capability 5.1)
6. Demonstrate an understanding of complex issues in both written reports and making presentations. (Capability 4.2)

Assessments

Assessment Type	Percentage	Classification
Test	20%	Individual Test
Assignment # 1	20%	Individual Coursework
Assignment # 2	6%	Group Coursework
Quizzes (Unscheduled)	4%	Individual Coursework
Final Exam	50%	Individual Examination
5 types	100%	

Assessment Type	Learning Outcome Addressed					
	1	2	3	4	5	6
Test	✓				✓	
Assignment # 1		✓				✓
Assignment # 2		✓				✓
Quizzes (Unscheduled)	✓	✓		✓	✓	
Final Exam	✓	✓	✓	✓	✓	

To pass this course you must obtain at least 50% of the total marks awarded for the course and, in addition, achieve a Final Exam mark of 45% or higher.

Workload Expectations

Following University workload guidelines, a standard 15 point course represents approximately 150 hours of study.

Delivery Mode

Campus Experience

Attendance is expected at scheduled activities receive credit for components of the course.

Lectures will be available as recordings.

Attendance on campus is required for tests and exams.

The activities for the course are scheduled as a standard weekly timetable.

Learning Resources

A Course Book contains the lecture slides and some supplementary readings. Lecture slides will be published on Canvas prior to the lectures and lecture recordings will be published.

Try to read as widely as you can during the course on property development matters from newspapers and periodicals. There is little available in the form of text books, particularly in relation to property development in New Zealand and accordingly there is no prescribed text for the course.

The following texts provide additional reading if desired:

Rick Best & Gerard de Valence (1999) Editors. BUILDING IN VALUE, Pre-design Issues. Arnold, London. Location: Short Loan, Kate Edger Information Commons (KEIC), 624.068 B56.

Rawlinsons New Zealand Construction Handbook 2013/14. This includes handy sections on construction Management and NZ Property Legislation. It is published each year 28th Edition (2013). Publisher: Rawlinsons Publications. Author: Same. ISSN 0813 5207. Location: Short Loan, KEIC, 691 R28.

A F Millington (2000). PROPERTY DEVELOPMENT. Estates Gazette, London. Location: Short Loan, KEIC, 333.330941 M65. (2013) Edition is available as an e-book.

Allan Ashworth (2008). PRE-CONTRACT STUDIES. Development Economics, Tendering & Estimating. 3rd ed. Blackwell Science. Location: ARCH 72.083. 121 A831p.

David Isaac (2003). PROPERTY FINANCE. 2nd ed. Macmillan. Location: Short Loan, KEIC, 332.6324 I73.

Richard B. Pesier with Anne B. Frej. PROFESSIONAL REAL ESTATE DEVELOPMENT, The Uli Guide to the Business, Uli-The Urban Land Institute, 2nd ed. Washington D.C. Published by ULI 2003. Location: Short Loan, KEIC, 333.73150973 P37. (2012) Edition is available from the General Library and will be on short loan.

Guide for the Measurement of RENTABLE AREAS. Property Council of NZ and Property Institute of NZ, July 2013.

A site worth registering for free, Bob Dey Property Report, Newsletters, 3 x per week: www.propbd.co.nz

Student Feedback

At the end of every semester students will be invited to give feedback on the course and teaching through a tool called SET or Qualtrics. The lecturers and course co-ordinators will consider all feedback and respond with summaries and actions.

Your feedback helps teachers to improve the course and its delivery for future students.

Class Representatives in each class can take feedback to the department and faculty staff-student consultative committees.

Digital Resources

Course materials are made available in a learning and collaboration tool called Canvas which also includes reading lists and lecture recordings (where available).

Please remember that the recording of any class on a personal device requires the permission of the instructor.

Academic Integrity

The University of Auckland will not tolerate cheating, or assisting others to cheat, and views cheating in coursework as a serious academic offence. The work that a student submits for grading must be the student's own work, reflecting their learning. Where work from other sources is used, it must be properly acknowledged and referenced. This requirement also applies to sources on the internet. A student's assessed work may be reviewed against online source material using computerised detection mechanisms.

Inclusive Learning

All students are asked to discuss any impairment related requirements privately, face to face and/or in written form with the course coordinator, lecturer or tutor.

Student Disability Services also provides support for students with a wide range of impairments, both visible and invisible, to succeed and excel at the University. For more information and contact details, please visit the [Student Disability Services' website](http://disability.auckland.ac.nz) <http://disability.auckland.ac.nz>

Special Circumstances

If your ability to complete assessed coursework is affected by illness or other personal circumstances outside of your control, contact a member of teaching staff as soon as possible before the assessment is due.

If your personal circumstances significantly affect your performance, or preparation, for an exam or eligible written test, refer to the University's [aegrotat or compassionate consideration page](https://www.auckland.ac.nz/en/students/academic-information/exams-and-final-results/during-exams/aegrotat-and-compassionate-consideration.html) <https://www.auckland.ac.nz/en/students/academic-information/exams-and-final-results/during-exams/aegrotat-and-compassionate-consideration.html>.

This should be done as soon as possible and no later than seven days after the affected test or exam date.

Learning Continuity

In the event of an unexpected disruption we undertake to maintain the continuity and standard of teaching and learning in all your courses throughout the year. If there are unexpected disruptions the University has contingency plans to ensure that access to your course continues and your assessment is fair, and not compromised. Some adjustments may need to be made in emergencies. You will be kept fully informed by your course co-ordinator, and if disruption occurs you should refer to the University Website for information about how to proceed.

Student Charter and Responsibilities

The Student Charter assumes and acknowledges that students are active participants in the learning process and that they have responsibilities to the institution and the international community of scholars. The University expects that students will act at all times in a way that demonstrates respect for the rights of other students and staff so that the learning environment is both safe and productive. For further information visit [Student Charter](https://www.auckland.ac.nz/en/students/forms-policies-and-guidelines/student-policies-and-guidelines/student-charter.html) <https://www.auckland.ac.nz/en/students/forms-policies-and-guidelines/student-policies-and-guidelines/student-charter.html>.

Disclaimer

Elements of this outline may be subject to change. The latest information about the course will be available for enrolled students in Canvas.

In this course you may be asked to submit your coursework assessments digitally. The University reserves the right to conduct scheduled tests and examinations for this course online or through the use of computers or other electronic devices. Where tests or examinations are conducted online remote invigilation arrangements may be used. The final decision on the completion mode for a test or examination, and remote invigilation arrangements where applicable, will be advised to students at least 10 days prior to the scheduled date of the assessment, or in the case of an examination when the examination timetable is published.