

The Hong Kong Polytechnic University

Subject Description Form

Please read the notes at the end of the table carefully before completing the form.

Subject Code	BRE 1B01
Subject Title	Anatomy of the Hong Kong private housing market
Credit Value	3
Level	1
Pre-requisite / Co-requisite/ Exclusion	Nil
Objectives	<ol style="list-style-type: none"> 1. To broaden and deepen students' knowledge of the Hong Kong private housing market operations and its impact on the community. 2. To enhance students' understanding of government intervention in the land and housing markets and the related regulatory framework on the provision of land and housing for the community. 3. To enhance students' understanding on the operations of the real estate development business in Hong Kong and its impact on the general economy. 4. To enhance students' understanding on how the theory of New Institutional Economics, together with system dynamics modeling, may form an explicit theory for the anatomy of private housing market and its applicability to other important cities around the world. 5. To enhance students' understanding on how housing assets may be treated as an investment vehicle and appreciate its implication on community housing needs. 6. To foster and develop students' critical (and logical) thinking skills and bring it to a higher (philosophical) level.
Intended Learning Outcomes <i>(Note 1)</i>	<p>Upon completion of the subject, students will be able to:</p> <ol style="list-style-type: none"> (a) Understand the importance of private housing market to the economy and its social and political implication on the Hong Kong society as a whole. (b) Understand the regulatory framework under which the private housing market operates: on the production of land supply, the development process and the marketing operation of the sale of housing units. (c) Make use of economic principles to analyze the interaction of the supply and demand forces of the private housing market and evaluate the performance of the private housing market in relation to the equitable distribution of land and housing resources. (d) Critically analyze and evaluate the housing problems of Hong Kong based on the understandings above and reflect on their roles and responsibilities both as a real estate professional and a responsible citizen. (e) Critically assess housing assets as a vehicle of investment and evaluate the position of the current market in the housing market cycle. (f) Evaluate the interaction between private housing market and public rental and subsidized housing market.

	<p>(a) and (b) can enhance students' literacy and higher order thinking whereas (c), (d), (e) and (f) can enhance students' higher order thinking and life-long learning.</p>
<p>Subject Synopsis/ Indicative Syllabus (Note 2)</p>	<p>Lectures and Tutorials: The lectures and tutorials are designed to broaden the knowledge of students in regard to the contemporary and controversial issues of private housing market in Hong Kong. The syllabus covers:</p> <p>(a) Land tenure and planning system of Hong Kong.</p> <p>(b) Land production in Hong Kong: reclamation and redevelopment processes; the agents of these processes and statutory control thereof.</p> <p>(c) Regulatory framework of real estate development processes in Hong Kong: Town Planning Ordinance, Buildings Ordinance and the lease control system in Hong Kong.</p> <p>(d) Private housing market of Hong Kong: its market structure, characteristics and housing market cycle.</p> <p>(e) Private housing market dynamics: interaction of the various market participants and system parameters of the market – A New Institutional Economics (NIE) approach.</p> <p>(f) Interaction of the private housing market and the public rental and subsidized housing market.</p> <p>(g) Evaluation of related government policies: (i) High land policy – is this policy in place and is high land price a tax, similar to the one proposed by Lloyd George? The economic and socio-political implications with the continued high land price phenomena. (ii) Public housing policy – a remedy to the failure of the private housing market and/ or part of social security policy?</p> <p>(h) The impact of demographic change/ trend and the influences of foreign, especially PRC, participants in the private housing market and related public policies responses. Reverse mortgages.</p>
<p>Teaching/Learning Methodology (Note 3)</p>	<p>The teaching methods will comprise of:</p> <p>(1) formal lectures (2) tutorials (3) reflective seminars</p> <p>Apart from giving lectures from which students can get an understanding of the economic theories, existing regulatory framework, specific market information and the analytical skills and their applications to private housing market issues; discussions will also be conducted in the tutorials so that the framework and techniques acquired can be further illustrated, exemplified, and discussed in-depth.</p>

	<p>Periodic reflective seminars will also be arranged in which students can report their findings of the topical issues of the project they are working on and the difficulties encountered. Upon completion of the project, their findings will be disseminated in form of oral presentation in the seminars and a Project essay in which students can reflect not only their learning experience, their understanding of the private housing market, and their role and responsibilities being a real estate professional and a civil citizen, in particular, the intended learning outcomes achieved.</p>																																														
<p>Assessment Methods in Alignment with Intended Learning Outcomes <i>(Note 4)</i></p>	<table border="1" data-bbox="496 602 1449 1146"> <thead> <tr> <th rowspan="2">Specific assessment methods/tasks</th> <th rowspan="2">% weighting</th> <th colspan="6">Intended subject learning outcomes to be assessed (Please tick as appropriate)</th> </tr> <tr> <th>a</th> <th>b</th> <th>c</th> <th>d</th> <th>e</th> <th>f</th> </tr> </thead> <tbody> <tr> <td>1. Project essay</td> <td>50%</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>2. Group Presentation</td> <td>25%</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>3. Reflective Journal</td> <td>25%</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>Total</td> <td>100 %</td> <td colspan="6"></td> </tr> </tbody> </table> <p>The performance of the students will be assessed by the following elements:</p> <p>a. Project essay - 40 hours (50%) b. Group Presentation (25%) c. Reflective Journal (25%) Total % of the project =100</p> <p>Group Presentation will be in form of an oral presentation by the group of students to report at the end of the project on the topical issues and investigations which they have conducted. The assessment criteria include their oral communication skill, the learning outcomes acquired, their role in the exercise and their responses to the questions in the Q&A.</p> <p>A Reflective Journal will be submitted by students. The Reflective Journal prepared at the end of the project will be used to reflect students' understanding on the contemporary issues related to the Hong Kong private housing market through discussion and argument and demonstrate their views and ideas on the possible future improvements on the various parts of the operation of the said market, in particular, whether the students have acquired the intended learning outcomes.</p> <p>Students will naturally have greater and deeper understanding on the topical issues they choose to work on in their Project essay. However, they would also be able to learn and hence achieve the objectives prescribed by attending presentations of other groups and the Q&A sessions thereafter.</p>	Specific assessment methods/tasks	% weighting	Intended subject learning outcomes to be assessed (Please tick as appropriate)						a	b	c	d	e	f	1. Project essay	50%	√	√	√	√	√	√	2. Group Presentation	25%	√	√	√	√	√	√	3. Reflective Journal	25%	√	√	√	√	√	√	Total	100 %						
Specific assessment methods/tasks	% weighting			Intended subject learning outcomes to be assessed (Please tick as appropriate)																																											
		a	b	c	d	e	f																																								
1. Project essay	50%	√	√	√	√	√	√																																								
2. Group Presentation	25%	√	√	√	√	√	√																																								
3. Reflective Journal	25%	√	√	√	√	√	√																																								
Total	100 %																																														
<p>Student Study</p>	<p>Class contact:</p>																																														

Effort Expected	<ul style="list-style-type: none"> ▪ Lecture and collaborative workshops (14 classes x 1.5 hours) 	21 Hrs.
	<ul style="list-style-type: none"> ▪ Tutorials and reflective seminars (14 classes x 1.5 hours) 	21 Hrs.
	Other student study effort:	
	<ul style="list-style-type: none"> ▪ Self-study, preparation of Group Project and Reflective Journal 	78 Hrs.
	Total student study effort	120 Hrs.
Reading List and References	<p>KF Man, C.W. Ng, (2007) “An Empirical Study of Valuation Accuracy and Variation in Hong Kong Land Auctions” <i>Appraisal Journal</i>, 75(3) 253-263</p> <p>Raymond Tse, KF Man, Lennon H.T. Choy (2007) “The impact of housing and financial wealth on household consumption: a case of Hong Kong” <i>Journal of Real Estate Literature</i>, 15(3) 429-440</p> <p>KF Man, SY Lau (2011) “Valuation of raw land in Hong Kong-A sequential compound option approach” presented to the 17th PRRES annual conference at Gold coast, Australia 2011</p> <p>KF Man (2010) “Dynamics of private housing market in Hong Kong- A System Dynamics approach” presented to the 15th annual conference of Chinese Research of Construction Management (CRIOCM) at Malaysia 2010</p> <p>Li Ling-hin, (1999) <i>Property Valuation in Hong Kong: Theories and Legal Application</i>, PACE</p> <p>Nissim, Roger (2008) <i>Land Administration and Practice in Hong Kong, Third Edition</i>, Hong Kong University Press, 2012.</p> <p>Samuelson, P.A. and Nordhaus, W.D.(2005) <i>Economics, 18th edition</i>. Boston: McGraw-Hill/Irwin.</p> <p>D.C. North (2008) <i>Institutions, Institutional Change and Economic Performance</i>, Cambridge University Press</p> <p>J.D. Sterman (2004) <i>Business Dynamics – Systems Thinking and Modeling for a Complex World</i>, International Edition, McGraw Hill</p> <p>Alice Poon (2011) <i>Land and the Ruling class in Hong Kong</i>, Enrich Professional Publishing</p> <p>Yung, Betty (2008) <i>Hong Kong’s Housing Policy – A Case Study in Social Justice</i>, Hong Kong University Press, 2008.</p> <p>Rating and Valuation Department monthly digest and annual report – various issues</p> <p>Hong Kong Monthly Digest of Statistics – various issues</p> <p>Hong Kong Annual Report – various issues</p> <p>Joint Practice Notes issued by Buildings Department, Lands Department and Planning Department – various issues</p>	

	LAO Practice Notes, LACO circular memoranda – various issues Annual Report of various leading developers – various issues Laws of Hong Kong – various chapters
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Note 1: Intended Learning Outcomes

Intended learning outcomes should state what students should be able to do or attain upon completion of the subject. Subject outcomes are expected to contribute to the attainment of the overall programme outcomes.

Note 2: Subject Synopsis/ Indicative Syllabus

The syllabus should adequately address the intended learning outcomes. At the same time over-crowding of the syllabus should be avoided.

Note 3: Teaching/Learning Methodology

This section should include a brief description of the teaching and learning methods to be employed to facilitate learning, and a justification of how the methods are aligned with the intended learning outcomes of the subject.

Note 4: Assessment Method

This section should include the assessment method(s) to be used and its relative weighting, and indicate which of the subject intended learning outcomes that each method purports to assess. It should also provide a brief explanation of the appropriateness of the assessment methods in assessing the intended learning outcomes.