



PROP13001 *Property Development*

Term 1 - 2018

Profile information current as at 07/05/2024 02:10 am

All details in this unit profile for PROP13001 have been officially approved by CQUniversity and represent a learning partnership between the University and you (our student). The information will not be changed unless absolutely necessary and any change will be clearly indicated by an approved correction included in the profile.

General Information

Overview

This unit covers the legal and administrative aspects of property development and land use control. You will be introduced to the contemporary land use planning regime used in Australia and its operation for the management of property development. You will examine the history and principles of environmental planning, the mechanisms in use for the control of land use, and the procedure required for gaining approval for developing land for a more productive use as well as dispute resolution options.

Details

Career Level: *Undergraduate*

Unit Level: *Level 3*

Credit Points: 6

Student Contribution Band: 10

Fraction of Full-Time Student Load: 0.125

Pre-requisites or Co-requisites

Prerequisites: PROP11001 Property Valuation and FINC19014 Property Investment and Finance

Important note: Students enrolled in a subsequent unit who failed their pre-requisite unit, should drop the subsequent unit before the census date or within 10 working days of Fail grade notification. Students who do not drop the unit in this timeframe cannot later drop the unit without academic and financial liability. See details in the [Assessment Policy and Procedure \(Higher Education Coursework\)](#).

Offerings For Term 1 - 2018

- Distance

Attendance Requirements

All on-campus students are expected to attend scheduled classes – in some units, these classes are identified as a mandatory (pass/fail) component and attendance is compulsory. International students, on a student visa, must maintain a full time study load and meet both attendance and academic progress requirements in each study period (satisfactory attendance for International students is defined as maintaining at least an 80% attendance record).

Website

[This unit has a website, within the Moodle system, which is available two weeks before the start of term. It is important that you visit your Moodle site throughout the term. Please visit Moodle for more information.](#)

Class and Assessment Overview

Recommended Student Time Commitment

Each 6-credit Undergraduate unit at CQUniversity requires an overall time commitment of an average of 12.5 hours of study per week, making a total of 150 hours for the unit.

Class Timetable

[Regional Campuses](#)

Bundaberg, Cairns, Emerald, Gladstone, Mackay, Rockhampton, Townsville

[Metropolitan Campuses](#)

Adelaide, Brisbane, Melbourne, Perth, Sydney

Assessment Overview

1. **Practical Assessment**

Weighting: 50%

2. **Examination**

Weighting: 50%

Assessment Grading

This is a graded unit: your overall grade will be calculated from the marks or grades for each assessment task, based on the relative weightings shown in the table above. You must obtain an overall mark for the unit of at least 50%, or an overall grade of 'pass' in order to pass the unit. If any 'pass/fail' tasks are shown in the table above they must also be completed successfully ('pass' grade). You must also meet any minimum mark requirements specified for a particular assessment task, as detailed in the 'assessment task' section (note that in some instances, the minimum mark for a task may be greater than 50%). Consult the [University's Grades and Results Policy](#) for more details of interim results and final grades.

CQUniversity Policies

All University policies are available on the [CQUniversity Policy site](#).

You may wish to view these policies:

- Grades and Results Policy
- Assessment Policy and Procedure (Higher Education Coursework)
- Review of Grade Procedure
- Student Academic Integrity Policy and Procedure
- Monitoring Academic Progress (MAP) Policy and Procedure – Domestic Students
- Monitoring Academic Progress (MAP) Policy and Procedure – International Students
- Student Refund and Credit Balance Policy and Procedure
- Student Feedback – Compliments and Complaints Policy and Procedure
- Information and Communications Technology Acceptable Use Policy and Procedure

This list is not an exhaustive list of all University policies. The full list of University policies are available on the [CQUniversity Policy site](#).

Unit Learning Outcomes

On successful completion of this unit, you will be able to:

1. Explain the history, principles and current operation of land use planning in Australia
2. Apply planning principles to particular properties to achieve acceptable development outcomes for owners and the community
3. Demonstrate the procedures involved in obtaining development approval, including the management of dispute resolution
4. Undertake legal research to identify case law, legislation, policies and procedures relevant to particular property development and planning problems
5. Apply ethical judgement for appropriate planning and development outcomes.

Alignment of Learning Outcomes, Assessment and Graduate Attributes

 N/A Level	 Introductory Level	 Intermediate Level	 Graduate Level	 Professional Level	 Advanced Level
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Alignment of Assessment Tasks to Learning Outcomes

Assessment Tasks	Learning Outcomes				
	1	2	3	4	5
1 - Practical Assessment - 50%		•	•	•	•
2 - Examination - 50%	•	•	•		•

Alignment of Graduate Attributes to Learning Outcomes

Graduate Attributes	Learning Outcomes				
	1	2	3	4	5
1 - Communication	•	•	•	•	•
2 - Problem Solving	•	•	•	•	•
3 - Critical Thinking	•	•	•	•	•
4 - Information Literacy	•	•	•	•	
5 - Team Work		•			
6 - Information Technology Competence	•	•	•	•	•
7 - Cross Cultural Competence		•			•
8 - Ethical practice	•	•			•
9 - Social Innovation					
10 - Aboriginal and Torres Strait Islander Cultures					

Alignment of Assessment Tasks to Graduate Attributes

Assessment Tasks	Graduate Attributes									
	1	2	3	4	5	6	7	8	9	10
1 - Practical Assessment - 50%	•	•	•	•	•	•		•		
2 - Examination - 50%	•	•	•	•		•	•	•		

Textbooks and Resources

Textbooks

PROP13001

Prescribed

Property Development

Edition: 6th ed. (2015)

Authors: Richard Reed and Sally Sims

Routledge

2 Park Square, Milton Park, Abingdon , Oxon OX14 , UK

ISBN: ISBN: 978-0-415-82518-4

Binding: Paperback

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Supplementary

Annotated Civil Liability Legislation

Edition: 4th ed. (2016)

Authors: Richard Douglas QC, Gerard Mullins and Simon Grant

LexisNexis Butterworths

Chatswood , NSW , Australia

ISBN: 9780409344547

Binding: Paperback

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Supplementary

Australian Property Investment and Financing

Edition: 1st ed. (2010)

Authors: Patrick Rowland

Thomson Reuters (Professional) Australia Limited

Sydney , NSW , Australia

ISBN: 9780455224329

Binding: Paperback

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Supplementary

Environmental Law in Australia

Edition: 9th ed. (2016)

Authors: Gerry Bates

LexisNexis Butterworths

Chatswood , NSW , Australia

ISBN: 9780409341935

Binding: Paperback

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Supplementary

Understanding Real Property Law

Edition: 1st ed. (2015)

Authors: Karena Viglianti-Northway

LexisNexis Butterworths

Chatswood , NSW , Australia

ISBN: 9780409340624

Binding: Paperback

IT Resources

You will need access to the following IT resources:

- CQUniversity Student Email
- Internet
- Unit Website (Moodle)
- UCROO
- Zoom Conferencing (Webcam and Microphone)

Referencing Style

All submissions for this unit must use the referencing style: [Australian Guide to Legal Citation, 3rd ed](#)
For further information, see the Assessment Tasks.

Teaching Contacts

John Milburn Unit Coordinator
j.a.milburn@cqu.edu.au

Schedule

Week 1 Introduction to property development 5 March 2018 - 05 Mar 2018

Module/Topic	Chapter	Events and Submissions/Topic
Introduction to property development	Property Development by Reed and Sims, chapter 1	

Week 2 Land for development 12 March 2018 - 12 Mar 2018

Module/Topic	Chapter	Events and Submissions/Topic
Development appraisal and risk	Property Development by Reed and Sims, chapter 2	

Week 3 Development appraisal and risk 19 March 2018 - 19 Mar 2018

Module/Topic	Chapter	Events and Submissions/Topic
Development appraisal and risk	Property Development by Reed and Sims, chapter 3	

Week 4 Development finance 26 March 2018 - 26 Mar 2018

Module/Topic	Chapter	Events and Submissions/Topic
Development finance	Property Development by Reed and Sims, chapter 4	

Week 5 Property cycles - 02 Apr 2018

Module/Topic	Chapter	Events and Submissions/Topic
Property cycles	Property Development by Reed and Sims, chapter 5	

Vacation Week - 09 Apr 2018

Module/Topic	Chapter	Events and Submissions/Topic
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Week 6 Planning 16 April 2018 - 16 Apr 2018

Module/Topic	Chapter	Events and Submissions/Topic
Planning	Property Development by Reed and Sims, chapter 6	

Week 7 Construction 23 April 2018 - 23 Apr 2018

Module/Topic	Chapter	Events and Submissions/Topic
Construction	Property Development by Reed and Sims, chapter 7	

Week 8 Market research 30 April 2018 - 30 Apr 2018

Module/Topic	Chapter	Events and Submissions/Topic
Market research	Property Development by Reed and Sims, chapter 8	Planning process Due: Week 8 Thursday (3 May 2018) 11:45 pm AEST

Week 9 Computer technology 7 May 2018 - 07 May 2018

Module/Topic	Chapter	Events and Submissions/Topic
Computer technology	Property Development by Reed and Sims, chapter 9	
Week Marketing and sales 14 May 2018 - 14 May 2018		
Module/Topic	Chapter	Events and Submissions/Topic
Marketing and sales	Property Development by Reed and Sims, chapter 10	
Week 11 Sustainable development 21 May 2018 - 21 May 2018		
Module/Topic	Chapter	Events and Submissions/Topic
Sustainable development	Property Development by Reed and Sims, chapter 11	
Week 12 Emerging markets 28 May 2018 - 28 May 2018		
Module/Topic	Chapter	Events and Submissions/Topic
Emerging markets	Property Development by Reed and Sims, chapter 12	
Review/Exam Week - 04 Jun 2018		
Module/Topic	Chapter	Events and Submissions/Topic
Exam Week - 11 Jun 2018		
Module/Topic	Chapter	Events and Submissions/Topic

Assessment Tasks

1 Planning process

Assessment Type

Practical Assessment

Task Description

I required to consider aspects of the property development process. You should be able to answer the questions in less than 2000 words in total.

Assessment Due Date

Week 8 Thursday (3 May 2018) 11:45 pm AEST

I expect students to present their assignment work on time. Please note that I will not consider any request for an extension of time unless you upload an application in the appropriate manner, supported by documentation and made prior to the due time/date. I will impose a penalty deduction of 5% per day for late work until the cut-off date, which is Saturday, 12 May 2018. If you do not submit your work by the cut-off date, I will award you a 'nil' mark.

Return Date to Students

Week 10 Monday (14 May 2018)

Student satisfaction surveys in the past indicate student concerns when a unit coordinator does not provide assessment feedback quickly. Generally, I release the feedback and marks the day after the final cut-off date (that is, I provide feedback and marks 10 days after the due date).

Weighting

50%

Assessment Criteria

Assessment criteria

I assess students on their ability to demonstrate thinking and writing skills, to comprehend the material, to process the material and to provide a critical analysis and logical discussion of the law. Students are required to communicate an answer clearly and logically and in a concise manner. I expect you to present your paper in a professional manner. Please paginate shall paper and used correct spelling and grammar. You must appropriately reference and attribute the work of others.
Fail

You will have shown evidence of the following:

- the written expression is poor and difficult to understand
- the answer is poorly organised
- referencing is generally inadequate
- lack of familiarity with the legislation and its application
- failure to identify and address the issues in the question
- reasoning and application demonstrated is poor

Pass

You will have:

- made a conscientious attempt to address the topic and/or answer the question
- shown evidence of having done the required reading and of having understood the reading
- presented a reasonable argument to back up your conclusions
- demonstrated a reasonable level of spelling and grammatical usage
- used referencing but this may need improvement
- issues that may need to be identified and addressed in more depth

Credit

You will have:

- addressed the topic and/or answered the question directly
- presented soundly based arguments and backed these up with reasons
- gone beyond description to analysis of key issues
- used the English language well
- shown evidence of reading widely
- demonstrated understanding of the reading
- used referencing that is satisfactory

Distinction

You will have:

- met the above criteria for a credit
- demonstrated the attainment of a high degree of understanding of the concepts of the course
- demonstrated deep insight into the application of knowledge and skills acquired to complex theoretical and practical situations
- used referencing correctly
- made reference to all appropriate legislation

High Distinction

You will have:

- met the above criteria for a distinction
- demonstrated the attainment of an outstanding level of achievement regarding the objectives of this course
- demonstrated an interesting and/or original approach/idea/argument
- demonstrated mastery of the relevant referencing system
- ensured conclusions are backed by well-reasoned arguments demonstrating a detailed insight and analysis of issues
- ensured references are made to the appropriate legislation for particular issues

Referencing Style

- [Australian Guide to Legal Citation, 3rd ed](#)

Submission

Online

Submission Instructions

I will only accept online submission of your work. Upload your work in a Word document (not PDF). I expect students to present their assignment work on time. Take care with your submission. Avoid obvious mistakes, such as basic spelling and grammatical errors. Read your paper out aloud, word by word. It is slow however; it may be a productive exercise. Alternatively, or in addition, ask a friend to read your material. Generally, you should submit one document (even if the assessment is in two or more parts) and ensure that your name is included in the name of the saved document.

Learning Outcomes Assessed

- Apply planning principles to particular properties to achieve acceptable development outcomes for owners and the community
- Demonstrate the procedures involved in obtaining development approval, including the management of dispute resolution
- Undertake legal research to identify case law, legislation, policies and procedures relevant to particular property development and planning problems
- Apply ethical judgement for appropriate planning and development outcomes.

Graduate Attributes

- Communication
- Problem Solving
- Critical Thinking
- Information Literacy
- Team Work
- Information Technology Competence
- Ethical practice

Examination

Outline

Complete an invigilated examination.

Date

During the examination period at a CQUniversity examination centre.

Weighting

50%

Length

120 minutes

Exam Conditions

Open Book.

Materials

Dictionary - non-electronic, concise, direct translation only (dictionary must not contain any notes or comments).

Academic Integrity Statement

As a CQUniversity student you are expected to act honestly in all aspects of your academic work.

Any assessable work undertaken or submitted for review or assessment must be your own work. Assessable work is any type of work you do to meet the assessment requirements in the unit, including draft work submitted for review and feedback and final work to be assessed.

When you use the ideas, words or data of others in your assessment, you must thoroughly and clearly acknowledge the source of this information by using the correct referencing style for your unit. Using others' work without proper acknowledgement may be considered a form of intellectual dishonesty.

Participating honestly, respectfully, responsibly, and fairly in your university study ensures the CQUniversity qualification you earn will be valued as a true indication of your individual academic achievement and will continue to receive the respect and recognition it deserves.

As a student, you are responsible for reading and following CQUniversity's policies, including the [Student Academic Integrity Policy and Procedure](#). This policy sets out CQUniversity's expectations of you to act with integrity, examples of academic integrity breaches to avoid, the processes used to address alleged breaches of academic integrity, and potential penalties.

What is a breach of academic integrity?

A breach of academic integrity includes but is not limited to plagiarism, self-plagiarism, collusion, cheating, contract cheating, and academic misconduct. The Student Academic Integrity Policy and Procedure defines what these terms mean and gives examples.

Why is academic integrity important?

A breach of academic integrity may result in one or more penalties, including suspension or even expulsion from the University. It can also have negative implications for student visas and future enrolment at CQUniversity or elsewhere. Students who engage in contract cheating also risk being blackmailed by contract cheating services.

Where can I get assistance?

For academic advice and guidance, the [Academic Learning Centre \(ALC\)](#) can support you in becoming confident in completing assessments with integrity and of high standard.

What can you do to act with integrity?



Be Honest

If your assessment task is done by someone else, it would be dishonest of you to claim it as your own



Seek Help

If you are not sure about how to cite or reference in essays, reports etc, then seek help from your lecturer, the library or the Academic Learning Centre (ALC)



Produce Original Work

Originality comes from your ability to read widely, think critically, and apply your gained knowledge to address a question or problem