PROP13001 *Property Development*
Term 1 - 2019

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 - 2019

- Online

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.

Previous Student Feedback

Feedback, Recommendations and Responses

Every unit is reviewed for enhancement each year. At the most recent review, the following staff and student feedback items were identified and recommendations were made.

Feedback from Unit satisfaction surveys.

Feedback

Provide clarity on what is required of students in assessment tasks.

Recommendation

Carefully consider the assessment regime and ensure that the assessment tasks align closely with the stated unit outcomes.

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

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	•	•	•	•	•

Graduate Attributes	Learning Outcomes				
	1	**2**	**3**	**4**	**5**
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 (2015)
Authors: Richard Reed and Sally Sims
Routledge
2 Park Square, Milton Park, Abingdon , Oxon OX14 , UK
ISBN: 978-0-415-82518-4
Binding: Paperback
PROP13001

Supplementary

Annotated Civil Liability Legislation
Edition: 4 (2016)
Authors: Richard Douglas QC, Gerard Mullins and Simon Grant
LexisNexis Butterworths
Chatswood , NSW , Australia
ISBN: 9780409344547
Binding: Paperback
PROP13001

Supplementary

Australian Property Investment and Financing
Edition: 1 (2010)
Authors: Patrick Rowland
Thomson Reuters
Sydney , NSW , Australia
ISBN: 9780455224329
Binding: Paperback
PROP13001

Supplementary

Environmental Law in Australia
Edition: 9th (2016)
Authors: Bates, G
LexisNexis Butterworths
Chatswood , NSW , Australia
ISBN: 9780409341935
Binding: Paperback

Additional Textbook Information
All copies can be purchased at the CQUni Bookshop here: http://bookshop.cqu.edu.au (search on the Unit code)

View textbooks at the CQUniversity Bookshop

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: [American Psychological Association 6th Edition (APA 6th edition)](#)
For further information, see the Assessment Tasks.

Teaching Contacts

Steven Boyd Unit Coordinator
s.boyd@cqu.edu.au

Schedule

Week 1 Introduction to property development - 11 Mar 2019

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

Week 2 Land for development - 18 Mar 2019

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 - 25 Mar 2019

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

Week 4 Development finance - 01 Apr 2019

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

Week 5 Property cycles - 08 Apr 2019

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

Vacation Week - 15 Apr 2019

Module/Topic	Chapter	Events and Submissions/Topic

Week 6 Planning - 22 Apr 2019

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

Week 7 Construction - 29 Apr 2019

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

Week 8 Market research - 06 May 2019

Module/Topic	Chapter	Events and Submissions/Topic
Market research	Property Development by Reed and Sims, chapter 8	

Week 9 Computer technology - 13 May 2019

Module/Topic	Chapter	Events and Submissions/Topic
Computer technology	Property Development by Reed and Sims, chapter 9	**Planning process** Due: Week 9 Friday (17 May 2019) 5:00 pm AEST

Week Marketing and sales - 20 May 2019

Module/Topic	Chapter	Events and Submissions/Topic
Marketing and sales	Property Development by Reed and Sims, chapter 10	

Week 11 Sustainable development - 27 May 2019

Module/Topic	Chapter	Events and Submissions/Topic
Sustainable development	Property Development by Reed and Sims, chapter 11	

Week 12 Emerging markets - 03 Jun 2019

Module/Topic	Chapter	Events and Submissions/Topic
Emerging markets	Property Development by Reed and Sims, chapter 12	

Review/Exam Week - 10 Jun 2019

Module/Topic	Chapter	Events and Submissions/Topic

Exam Week - 17 Jun 2019

Module/Topic	Chapter	Events and Submissions/Topic

Assessment Tasks

1 Planning process

Assessment Type
Practical Assessment

Task Description
Develop a document where you identify and explain a logical seven-step process to property development. This document should help you to explain your approach to property development to potential stakeholders (such as financiers, joint venture partners and consultants) when planning and implementing a property development. Complete details to be found on the Moodle site.

Assessment Due Date
Week 9 Friday (17 May 2019) 5:00 pm AEST

Return Date to Students
Week 11 Thursday (30 May 2019)

Weighting
50%

Assessment Criteria
The assessment will be marked against the following criteria:

- Application of planning principles to a specified property
- Demonstration of the the procedures involved in realising the proposed end product
- Presentation and communication

The criteria are not equally weighted and further details regarding the assessment criteria may be found on the Moodle site.

Referencing Style

- American Psychological Association 6th Edition (APA 6th edition)

Submission
Online

Submission Instructions
See Moodle site for detailed submission instructions

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
Closed Book.

Materials
Dictionary - non-electronic, concise, direct translation only (dictionary must not contain any notes or comments).
Calculator - non-programmable, no text retrieval, silent only

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