



# PROP13001 *Property Development*

## Term 1 - 2020

Profile information current as at 04/05/2024 08:47 pm

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.

### Corrections

#### Unit Profile Correction added on 26-03-20

The end of term examination has now been changed to an alternate form of assessment. Please see your Moodle site for details of the assessment.

### 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 - 2020

- 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 Student evaluation. Discussions with students during online tutorials.

##### **Feedback**

'A lot of reading materials with complex wording and not much direction as to the relevance of the text.' Property development requires a broad understanding of property and what drives value. As such the course covers a range of topics and the quantum of reading can appear daunting.

##### **Recommendation**

The coordinator will continue to refine the module learning resources. Alternative learning tools and practical case studies will be applied where they can enhance learning. Future students will be strongly encouraged to engage in the unit materials regularly and attend the weekly tutorials. They will be advised that it is difficult to cover more than one module a week.

#### Feedback from Student evaluation.

##### **Feedback**

'I found this course very interesting and [I] felt very supported. The only think that I can offer for some improvement is for more examples in the weekly bites to further explain the information in the study guide.'

##### **Recommendation**

Weekly bites and or separate case study/example videos to be included in next offering.

#### Feedback from Student evaluation.

##### **Feedback**

'I found that the layout of the course in Moodle by Steven to be very well done and easy to follow. This allowed you to ensure that all areas were covered and made it easy to learn. Steven held weekly tutorial meetings with students who could attend and ensured these were recorded for those that were unable to attend, which was very helpful as due to the time of these and with my daughter I could not attend.'

##### **Recommendation**

Recording of tutorials to continue. The timing (7-8pm) was chosen in an attempt to suit work and family commitments. But will be looked at again with consideration given to other options.

#### Feedback from Student evaluation.

##### **Feedback**

'Some of the tutorials were hard to hear due to background noise, perhaps maybe record in a room or quieter locations. Tutorials times (and [I] know [it]is hard to chose) probably better at 8pm and for 30 minutes as [I] have a 2 year old and [found] 7pm hard to attend, however really appreciated the ... zoom sessions.'

##### **Recommendation**

New voice recording equipment is in use and the unit coordinator will more actively use the mute functionality. Recording of tutorials to continue. The timing (7-8pm) was chosen to suit work and family commitments. But will be looked at again with consideration given to other options.

## 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 (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

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#### **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

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#### **Supplementary**

##### **Australian Property Investment and Financing**

Edition: 1 (2010)

Authors: Patrick Rowland

Thomson Reuters

Sydney , NSW , Australia

ISBN: 9780455224329

Binding: Paperback

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#### **Supplementary**

##### **Environmental Law in Australia**

Edition: 10th (2019)

Authors: Bates, G

LexisNexis Butterworths

Chatswood , NSW , Australia

ISBN: 9780409349115

Binding: Paperback

#### **Additional Textbook Information**

Copies are available for purchase 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](mailto:s.boyd@cqu.edu.au)

## Schedule

### Week 1 - 09 Mar 2020

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

### Week 2 - 16 Mar 2020

Module/Topic	Chapter	Events and Submissions/Topic
Land for development	Property Development by Reed and Sims, chapter 2	

### Week 3 - 23 Mar 2020

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

### Week 4 - 30 Mar 2020

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

### Week 5 - 06 Apr 2020

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

### Vacation Week - 13 Apr 2020

Module/Topic	Chapter	Events and Submissions/Topic
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### Week 6 - 20 Apr 2020

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

### Week 7 - 27 Apr 2020

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

### Week 8 - 04 May 2020

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

**Week 9 - 11 May 2020**

Module/Topic	Chapter	Events and Submissions/Topic
Technology	Property Development by Reed and Sims, chapter 9	<b>Planning process</b> Due: Week 9 Friday (15 May 2020) 11:55 pm AEST

**Week 10 - 18 May 2020**

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

**Week 11 - 25 May 2020**

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

**Week 12 - 01 Jun 2020**

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

**Review/Exam Week - 08 Jun 2020**

Module/Topic	Chapter	Events and Submissions/Topic
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**Exam Week - 15 Jun 2020**

Module/Topic	Chapter	Events and Submissions/Topic
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## 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 the development of a real prescribed property. This document should help explain your approach to property development to potential stakeholders (such as financiers, joint venture partners and consultants) when planning and implementing the proposed development. Complete details to be found on the Moodle site.

**Assessment Due Date**

Week 9 Friday (15 May 2020) 11:55 pm AEST

**Return Date to Students**

Week 11 Thursday (28 May 2020)

**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