



**UNSW**  
SYDNEY

Australia's  
Global  
University

# Built Environment

PLAN1007

Development Processes: Feasibility and Finance



Course Outline – Term 2, 2020

## **Disclaimer**

Information within this document is subject to change. The full and most accurate course outline will be available in Moodle closer to the start of the term in which the course is offered.

## **1. COURSE STAFF**

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## **2. COURSE DETAILS**

<b>Credit Points</b>	6 units of credit (uoc)
<b>Workload</b>	Approx. 150 hours including class contact hours, weekly individual and group online learning activities, readings, class preparation, and assessment activities.
<b>Teaching Times and Location</b>	Find details in timetable <a href="http://www.timetable.unsw.edu.au">http://www.timetable.unsw.edu.au</a>

### **Description**

This course provides an introduction to the processes involved in property development in market economics in the context of government regulatory and approval processes. Students are introduced to the range of different actors and stakeholders involved in urban development of different scales, from multinational high-density residential developers to small and medium sized companies operating across different sectors and sub-markets. Topics include the nature and purposes of property development, a brief introduction to real property law, development economics, the regulatory context, and taxation issues. Emphasis is placed on understanding how developers work, how they determine the feasibility of projects and how they engage with the planning system. Students are encouraged to build up an appreciation of the challenges and issues arising from development, government and community perspectives. In exploring feasibility questions, students will develop a hypothetical site and explore feasibility options for its development within relevant planning parameters.

### **Aims**

The aim of the course is to foster a critical appreciation of the essential role of property development in urban growth and management by focusing on the ways in which it adds value to land and relates to government regulation. The core objectives of this course are to: provide an overview of land subdivision, urban development and urban redevelopment processes; to provide a critical appreciation of the roles of the various players in the development process and the differing perspective of these players; and to enable students to understand the different sectors of the property market and how development opportunities arise and are perceived.

## **Course Learning Outcomes (CLOs)**

At the successful completion of this course, you will be able to:

1. Appreciate the relationship between land subdivision, urban development and the development process
2. Demonstrate an understanding of the NSW Planning System and the development approval process
3. Identify the different players involved in the development process and the relationship between each
4. Critically evaluate the various roles of private property developers and the ways they operate to achieve project outcomes
5. Appreciate property as a form of investment and the concepts of financing, taxation and conveyancing
6. Undertake a site analysis and evaluate development constraints
7. Prepare a property assessment report as a planning consultant advising your client on the redevelopment potential of a parcel of land

## **3. ASSESSMENT**

<b>Assessment task</b>	<b>Weight</b>	<b>CLOs Assessed</b>
1. Development Project Assessment	30%	1, 2, 3, 4, 5, 6, 7
2. Feasibility Assessment	40%	1, 2, 3, 4, 5, 6, 7
3. Open Book Mini Exams (x two)	20%	1, 2, 3, 4, 5, 6, 7
4. Class discussion and engagement	10%	1, 2, 3, 4, 5, 6, 7

## **4. COURSE IMPROVEMENT AND FEEDBACK**

Feedback from students is an integral part of improving courses and teaching approaches. One of the primary mechanisms of feedback is myExperience, which we strongly urge all students to complete at the end of term. Course convenors use the feedback to make ongoing improvements to the course. This is communicated in Moodle in the myFeedback Matters page.