

Subject Description Form

Subject Code	BRE336
Subject Title	Development Control Law
Credit Value	3
Level	3
Pre-requisite / Co-requisite/ Exclusion	BRE206
Objectives	Build up practical knowledge on property development control law and current measures imposed by government affecting the development and use of property.
Intended Learning Outcomes	<p>Upon completion of the subject, students will be able to:</p> <ol style="list-style-type: none"> 1. Comprehend the importance of the planning, building law and other aspects of legislation together with other non-statutory requirements on properties for evaluation of impacts on property development and redevelopment. 2. Apply their learnt knowledge on the integrated approach to legal control of new development and existing properties in the course of development and re-development process. 3. Conduct a most appropriate planning on design and construction of property amongst other choices on the basis of latest legislative issues. 4. Analyse and interpret the liabilities of professionals in the course of property development and re-development. 5. Function on multi-disciplinary teams as capacity of discipline leader. 6. Communicate effectively with other players of development or re-development teams.
Subject Synopsis/ Indicative Syllabus	<p><i>Planning Ordinance:</i> Planning law affecting property development; function of the Town Planning Board, the Appeal Board and Land Development Corporation; zoning plans and development control administration; enforcement, appeal and enquiries process.</p> <p><i>Buildings Ordinance:</i> Development and building control through administrative measures, regulations and codes of practice; control and enforcement of illegal and dangerous structures; role of Authorized Person, Registered Structural Engineer and Registered Contractor.</p> <p><i>Government Lease and Conditions:</i> Development conditions; control and enforcement; modification and renewal.</p> <p><i>Professional Liabilities:</i> Professional licensing and liabilities; modern development in the law of contract and tort, post-construction liabilities and insurance.</p> <p><i>Other Related Laws:</i> Environmental control laws; law relating to dilapidation and occupation of building; and Practice Notes for building professionals and registered contractors.</p>
Teaching/Learning Methodology	The basic concept of law and critical procedures related to development control will be explained in lectures. Tutorial and seminars will be arranged for discussion in specific topic set for the students in order to facilitate two-way communication and to understand the students' difficulties and needs. Case study projects will be assigned to small group of 4-5 students to encourage students to take initiation to research and explore options, to tackle problem and to benefit from peer group learning. The

	<p>project shall emphasis on the application of knowledge and to understand the integration of the subject material with other subjects in a development project. Experience practitioners will be invited to deliver lectures and seminars for updated input on the current practice.</p>																																																											
Assessment Methods in Alignment with Intended Learning Outcomes	<p>The coursework in the form of continuous assessment will account for 50% and the written examination will account for 50%. The marking will emphasis assessing on both the process and submitted product. Students are encouraged to explore options of property development within the constraint of development law through project work and tutorial assignments. Questions will be asked during presentation to ensure the students have achieved the learning outcomes.</p>																																																											
	<table border="1"> <thead> <tr> <th rowspan="2">Specific assessment methods/tasks</th> <th rowspan="2">% weighting</th> <th>a</th> <th>b</th> <th>c</th> <th>d</th> <th>e</th> <th>f</th> <th>g</th> <th>h</th> </tr> </thead> <tbody> <tr> <td>1.Project</td> <td>35</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>2. Seminar topic discussion</td> <td>15</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td></td> <td></td> <td></td> <td>√</td> </tr> <tr> <td>3. Examination</td> <td>50</td> <td></td> <td>√</td> <td></td> <td>√</td> <td></td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>Total</td> <td>100 %</td> <td colspan="8"></td> </tr> </tbody> </table>										Specific assessment methods/tasks	% weighting	a	b	c	d	e	f	g	h	1.Project	35	√	√	√	√	√	√	√	√	2. Seminar topic discussion	15	√	√	√	√				√	3. Examination	50		√		√		√	√	√	Total	100 %								
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<p>Explanation of the appropriateness of the assessment methods in assessing the intended learning outcomes:</p> <p>(a) Participation and contribution. (b) Relevant focus and depth. (c) Assumptions and information collection. (d) Analysis, synthesis and technical competence under different scenarios. (e) Clarity and relevance of written report. (f) Logic of explanation. (g) Relevance and clarity of sketches. (h) Communication skills.</p>																																																												
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Reading List and References	<p>Bacon, N. (1996). <i>Conveyancing 2nd Edition</i>, Hong Kong: FT Law & Tax Asia Pacific.</p> <p>Buildings and Lands Department (1991), <i>Building Control in Hong Kong</i>, HK Government Printer.</p>																																																											

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