

## Subject Description Form

<b>Subject Code</b>	BRE336
<b>Subject Title</b>	Development Control Law
<b>Credit Value</b>	3
<b>Level</b>	3
<b>Pre-requisite / Co-requisite/ Exclusion</b>	Nil
<b>Objectives</b>	Build up practical knowledge on property development control law and current measures imposed by government affecting the development and use of property.
<b>Intended Learning Outcomes</b>	<p>Upon completion of the subject, students will be able to:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Conduct a most appropriate planning on design and construction of property amongst other choices on the basis of latest legislative issues.</li> <li>4. Analyse and interpret the liabilities of professionals in the course of property development and re-development.</li> <li>5. Function on multi-disciplinary teams as capacity of discipline leader.</li> <li>6. Communicate effectively with other players of development or re-development teams.</li> </ol>
<b>Subject Synopsis/ Indicative Syllabus</b>	<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>
<b>Teaching/Learning Methodology</b>	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

	<p>explore options, to tackle problem and to benefit from peer group learning. The 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>																																																																																						
<p><b>Assessment Methods in Alignment with Intended Learning Outcomes</b></p>	<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" data-bbox="443 651 1406 1115"> <thead> <tr> <th data-bbox="443 651 715 770">Specific assessment methods/tasks</th> <th data-bbox="715 651 868 770">% weighting</th> <th data-bbox="868 703 935 770">a</th> <th data-bbox="935 703 1002 770">b</th> <th data-bbox="1002 703 1069 770">c</th> <th data-bbox="1069 703 1136 770">d</th> <th data-bbox="1136 703 1203 770">e</th> <th data-bbox="1203 703 1270 770">f</th> <th data-bbox="1270 703 1337 770">g</th> <th data-bbox="1337 703 1406 770">h</th> </tr> </thead> <tbody> <tr> <td data-bbox="443 770 715 837">1. Project</td> <td data-bbox="715 770 868 837">40</td> <td data-bbox="868 770 935 837">√</td> <td data-bbox="935 770 1002 837">√</td> <td data-bbox="1002 770 1069 837">√</td> <td data-bbox="1069 770 1136 837">√</td> <td data-bbox="1136 770 1203 837">√</td> <td data-bbox="1203 770 1270 837">√</td> <td data-bbox="1270 770 1337 837">√</td> <td data-bbox="1337 770 1406 837">√</td> </tr> <tr> <td data-bbox="443 837 715 972">2. Tutorial participation and discussion</td> <td data-bbox="715 837 868 972">10</td> <td data-bbox="868 837 935 972">√</td> <td data-bbox="935 837 1002 972">√</td> <td data-bbox="1002 837 1069 972">√</td> <td data-bbox="1069 837 1136 972">√</td> <td data-bbox="1136 837 1203 972"></td> <td data-bbox="1203 837 1270 972"></td> <td data-bbox="1270 837 1337 972"></td> <td data-bbox="1337 837 1406 972">√</td> </tr> <tr> <td data-bbox="443 972 715 1039">3. Examination</td> <td data-bbox="715 972 868 1039">50</td> <td data-bbox="868 972 935 1039"></td> <td data-bbox="935 972 1002 1039">√</td> <td data-bbox="1002 972 1069 1039"></td> <td data-bbox="1069 972 1136 1039">√</td> <td data-bbox="1136 972 1203 1039"></td> <td data-bbox="1203 972 1270 1039">√</td> <td data-bbox="1270 972 1337 1039">√</td> <td data-bbox="1337 972 1406 1039">√</td> </tr> <tr> <td data-bbox="443 1039 715 1115">Total</td> <td data-bbox="715 1039 868 1115">100 %</td> <td colspan="8" data-bbox="868 1039 1406 1115"></td> </tr> </tbody> </table> <p data-bbox="443 1167 1374 1234">Explanation of the appropriateness of the assessment methods in assessing the intended learning outcomes:</p> <ul style="list-style-type: none"> <li data-bbox="443 1249 863 1283">(a) Participation and contribution.</li> <li data-bbox="443 1285 807 1319">(b) Relevant focus and depth.</li> <li data-bbox="443 1321 983 1355">(c) Assumptions and information collection.</li> <li data-bbox="443 1357 1350 1391">(d) Analysis, synthesis and technical competence under different scenarios.</li> <li data-bbox="443 1393 963 1426">(e) Clarity and relevance of written report.</li> <li data-bbox="443 1429 756 1462">(f) Logic of explanation.</li> <li data-bbox="443 1464 903 1498">(g) Relevance and clarity of sketches.</li> <li data-bbox="443 1500 767 1534">(h) Communication skills.</li> </ul>										Specific assessment methods/tasks	% weighting	a	b	c	d	e	f	g	h	1. Project	40	√	√	√	√	√	√	√	√	2. Tutorial participation and discussion	10	√	√	√	√				√	3. Examination	50		√		√		√	√	√	Total	100 %																																			
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<p><b>Reading List and</b></p>	<p>Brownlee, I. and Brownlee, K. (2006) <i>The User's Guide to the Town Planning Process: How the public can participate in the Hong Kong Planning System</i></p>																																																																																						

**References**

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