Subject Description Form

Subject Code	BRE336
Subject Title	Development Control Law
Credit Value	3
Level	3
Pre-requisite / Co-requisite/ Exclusion	Nil
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	Upon completion of the subject, students will be able to: 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	*Planning Ordinance:* 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. *Buildings Ordinance:* 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. *Government Lease and Conditions:* Development conditions; control and enforcement; modification and renewal. *Professional Liabilities:* Professional licensing and liabilities; modern development in the law of contract and tort, post-construction liabilities and insurance. *Other Related Laws:* Environmental control laws; law relating to dilapidation and occupation of building; and Practice Notes for building professionals and registered contractors.
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 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. |

Assessment Methods in Alignment with Intended Learning Outcomes

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.

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 %								

Explanation of the appropriateness of the assessment methods in assessing the intended learning outcomes:

(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.

Student Study Effort Expected

Class contact:	
▪ Lecture	26 Hrs.
▪ Tutorial	13 Hrs.
Other student study effort:	
▪ Project work	100 Hrs.
▪ Tutorial participation and discussion	20 Hrs.
Total student study effort	159 Hrs.

Reading List and

Brownlee, I. and Brownlee, K. (2006) *The User's Guide to the Town Planning Process: How the public can participate in the Hong Kong Planning System*

References	(Document). Civic Exchange. Chan, E.H.W. and Yung, E.H.K. (2004) Is the Development Control Legal Framework Conductive to a Sustainable Dense Urban Development in Hong Kong? *Habitat International*, 28(3) 409-426. Cruden, G. N. (2009) Land Compensation and Valuation Law in Hong Kong - 3rd Edition, LexisNexis. H.K. Government (latest edition). *Buildings Ordinance and Regulations,* HK Government Printer. H.K. Government (latest edition). *Planning Ordinance and Regulations,* HK Government Printer. Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Contractors, latest edition, Buildings Department. Lai, W.C, Ho, D. and Leung, H.F. (2010) Change in Use of land. A Practical Guide to Development in Hong Kong, 2nd edition, Hong Kong University Press. Nissim, R. (2012) Land Administration and Practice in Hong Kong, 3rd Edition, Hong Kong University Press. Tong, A.Y.H. (2013) Building and Development Control Legislation in Hong Kong, Pace Pub., 2013. Wong, W.S. and Chan, H.W.E. (2000) Building Hong Kong: Environmental Considerations, Hong Kong University Press.