Students entering the 3-Year Bachelor of Science in Surveying curriculum in the academic year 2012-13 will take a professional core of 153 credits (including 147 credits of core courses and 6 credit of a disciplinary elective), plus a total of 21 credits in language and Common Core courses and 6 credits of an elective, totalling 180 credits for the 3-year curriculum.

The syllabuses of the Bachelor of Science in Surveying shall comprise the following requirements:

**University Requirements**

21 credits of compulsory University requirements which must be completed successfully:

(i) Two 3-credit courses in English language enhancement; and one 3-credit course in Chinese language enhancement (9 credits)

(ii) Two 6-credit courses in the Common Core Curriculum with not more than one course from one Area of Inquiry (12 credits)

**Professional Core of Surveying**

The Surveying curriculum has four course categories which are taught using distinct learning modes.

Most courses are 6 credit courses, with the exception of a Dissertation which is 15 credits. The majority of courses are classified into the Management, Law, Economics, and Construction aspects. These different aspects are then interwoven in the Studio courses to allow for knowledge and skills learnt in each course to be related directly to concurrent project work in the studio courses, and to allow a more specific and structured approach to student learning.

1. *Studio* courses (6 credits, approximately 120 hours of student learning activities is required for each course, including 54 - 72 contact hours for weekly studio meetings)

These courses engage students, under staff guidance and supervision, in addressing the core and related issues essential to the training of a professional surveyor. The studio projects

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1 Putonghua-speaking students should take CUND0002 or CUND0003. Students who have not studied Chinese language during their secondary education / who have not attained the requisite level of competence in the Chinese language to take CREA1001 can apply (i) to take credit-bearing Cantonese or Putonghua language courses offered by the School of Chinese especially for international and exchange students; OR (ii) to be exempted from the Chinese language requirement and take an elective course in lieu.
require students to apply and integrate the theories and knowledge learned in concurrent courses of management, law, economics, and construction. Assessment is 100% by continuous coursework assessment, i.e. writing reports and presentations (up to 5,000 words).

Studio courses (6 credits)

- RECO1012 Surveying studio 1
- RECO1013 Surveying studio 2 (pre-requisite: Surveying Studio 1)
- RECO2013 Surveying studio 3 (pre-requisite: Surveying Studio 2)
- RECO2014 Surveying studio 4 (pre-requisite: Surveying Studio 3)
- RECO3017 Surveying studio 5 (pre-requisite: Surveying Studio 4)

2. Management, law and economics courses (6 credits)

A typical 6 credit course in land and construction management, law and economics includes 36 to 48 hours of lectures and seminars or tutorials. Around 80 hours of independent study is expected. Continuous assessment is by coursework (essays or reports: up to 3,000 words approximately) (20%) and a 3-hour written examination (80%).

Management courses (6 credits)

- RECO1015 Planning and development
- RECO2017 Real estate and construction management theory
- RECO3023 Real estate and construction management practice (pre-requisite: Real estate and construction management theory)
- RECO3024 Real estate and facility management practice (pre-requisite: Real estate and construction management theory)

Law courses (6 credits)

- RECO1011 Introduction to law and contract
- RECO2012 Land law and conveyancing law
- RECO3015 Real estate investment law
- RECO3016 Development control and alternative disputes resolution

Economics courses (6 credits)

- RECO1014 Land economics
- RECO2024 Real estate investment and finance (pre-requisite: Land economics)
- RECO3022 Advanced valuation (pre-requisite: Land economics)
- RECO3034 Economics of property rights

3. Construction courses (6 credits)

A typical 6-credit course in construction includes 36 to 48 hours of lectures, seminars, tutorials, and site visit. Around 80 hours of independent study is expected. Assessment is by coursework (essays or reports: up to 3,000 words approximately) (20%) and a 3-hour written examination (80%).
Construction courses (6 credits)

RECO1016 Building services for health and safety
ARCH1019 Building technology 1
RECO2016 Environmental science in buildings
RECO1017 Advanced structures and construction for surveyors

4. Research courses (6 credits, approximately 120 – 150 hours of student learning activities is required for each course)

6-credit course in Research Methods – This course introduces various methodologies and the latest development in studies related to the different aspects of real estate and construction research. It also prepares students for their final year dissertations. It aims to train students to think rationally and logically in conducting academic research and to be equipped with the ability to formulate a dissertation proposal. It includes a number of research seminars, students are then to prepare a dissertation proposal which will be assessed by their assigned supervisor.

One 15-credit course in Dissertation – A dissertation (10,000 words+) is a detailed discourse requiring original research. Up to 24 contact hours and 300 hours of independent study is expected of the student. Assessment is 100% by the final dissertation submitted.

Research Courses (6-15 credits)

RECO2020 Research methods
RECO3018 Dissertation
(Pre-requisite: Research methods)

Elective courses

Students can choose to take courses offered within or outside the Faculty.

Disciplinary Elective (6 credits)

Disciplinary Electives are open exclusively to Year Two students in the BSc Surveying programme only. Students are required to choose from a prescribed set of options by the Department.

RECO2021 Cities and Urban Development
RECO2023 Professional Practice
CONS2004 History of Urban Hong Kong and its Built Heritage

#The Cities and Urban Development component in the Disciplinary Elective course comprises overseas (or out-of-Hong Kong) study field trips, the costs of which are to be borne by students; hence, students are reminded that there will be travelling, accommodation and other related costs associated with those field trips. Such costs are not included in the tuition fees and will vary depending on location.
First Year of Study

[First semester courses]
- Surveying Studio 1 (6 credits)
- Building Technology 1 (6 credits)
- Introduction to Law and Contract (6 credits)
- Planning and Development (6 credits)
- General English course (3 credits)
- Chinese Language Enhancement course (3 credits)

[Second semester courses]
- Surveying Studio 2 (6 credits)
- Building Services for Health and Safety (6 credits)
- Advanced Structures and Construction for Surveyors (6 credits)
- Land Economics (6 credits)
- English Language Enhancement course (3 credits)
- Common Core course (6 credits)

Second Year of Study

[First semester courses]
- Surveying Studio 3 (6 credits)
- Land Law and Conveyancing Law (6 credits)
- Real Estate and Construction Management Theory (6 credits)
- Real Estate Investment and Finance (6 credits)

[Second semester courses]
- Surveying Studio 4 (6 credits)
- Environmental Science in Building (6 credits)
- Research Methods (6 credits)
- Disciplinary Elective* (6 credits)
- Elective (6 credits)
- Common Core course (6 credits)

*There are three Disciplinary Electives: Cities and Urban Development and Professional Practice, which are open for selection exclusively for BSc Surveying students in the second semester of their Second Year of Study only. The third Disciplinary Elective, History of Urban Hong Kong and its Built Heritage, is offered in the first semester, and students need to apply for approval from the BSc Programme Director to elect this.

Final Year of Study

[Full year course]
Course Description

Year 1
Semester 1 Courses

RECO1012  Surveying Studio 1 (6 credits)
This course is structured to apply and integrate the subject matter of lecture courses through case studies and projects. This semester is devoted to developing an appreciation and understanding of the land conversion process, including the roles of stakeholders involved, factors affecting property choices, and institutional constraints governing land uses and development.

Assessment: 100% continuous coursework assessment

ARCH1019  Building Technology 1 (6 credits)
This course addresses the fundamental issues and elements of environmental science and engineering integrated into architecture. It aims to develop an understanding of the broad spectrum of technologies and materials available to the architect as well as provide basic insight into the science that underpins them. The basic principles of science and engineering within the context of architecture and the design process will be discussed, through lectures, site visits, case studies.

Assessment: 50% continuous coursework assessment and 50% examination

RECO1011  Introduction to Law and Contract (6 credits)
Legal framework of the HKSAR - the Basic Law and the HKSAR legal system; Elements of the law of contract; Construction contracts – standard forms; Discharging and enforcing contracts.

Assessment: 20% continuous coursework assessment and 80% examination

RECO1015  Planning and Development (6 credits)
This course addresses the planning and development issues related to land and construction management in Hong Kong. It covers general aspects of the land and property development process; housing market analysis; the real estate cycle; market analysis; urban land policy analysis; the land tenure system; land supply and urban land policy; development appraisal; development controls; post development analysis; property appraisal; change of use; end of the life cycle; redevelopment; planning, land lease and building control; application and approval procedures; development potential and parameters; the construction process; introduction to procurement, contract option, and facility management.

Assessment: 20% continuous coursework assessment and 80% examination

**CAES1103 Communication skills for Real Estate Students (3 credits)**

This course aims to help students to respond effectively to the demands on their communication skills made by the Surveying Studio tasks. Outcomes include giving well-organised presentations and using effective writing strategies through project team-work. Students are also encouraged to expand and consolidate their linguistic competence, both in basic language skills as well as in the vocabulary related to their discipline.

Assessment: 100% continuous coursework assessment

**CREA1001 Practical Chinese language course for Real Estate and Construction students (3 credits)**

As a compulsory subject for students of Architecture, Chinese Language for Architecture (CARC) is different from the general Chinese training. The course comprehensively focuses on wide-ranging practical writing training, communication skills enhancement as well as the cultivation of literature sensibility and aesthetic quality.

The course pattern will be in the form of traditional lecture and tutorials plus various field trips, workshops and other learning experiences.

1. Comprehensive training of overall language skill including oral communication, grammar, practical writing and Chinese characters.
2. Nurture the ability of critical thinking, creative writing and debate in Chinese.
3. Enhance the appreciation of Chinese literature and calligraphy aesthetics.

Assessment: 50% continuous coursework assessment and 50% examination

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**Year 1**

**Semester 2 Courses**

**RECO1013 Surveying Studio 2 (6 credits)**

This course is structured to apply and integrate the subject matter of lecture courses through case studies and projects. This semester is devoted to further developing an appreciation and understanding of the issues and constraints faced by real estate developers in the land conversion process, including but not limited to site selection, optimization of land use and building design, and sales and marketing of real estate projects.

Assessment: 100% continuous coursework assessment
Prerequisite: RECO1012 Surveying Studio 1

RECO1014 Land Economics (6 credits)
Location, trade and economic growth; the concept of rent and economic rent; producers’ location decisions; urban land markets; economic regions; land as a natural resource; money and interest theory; timing problems in the land conversion process; renovation and redevelopment cycles; land stock control; government land and housing policies; social costs and land rent dissipation.

Assessment: 20% continuous coursework assessment and 80% examination

RECO1016 Building Services for Health and Safety (6 credits)
This course is designed to appraise how the design and installation of various building services systems and building components combine to help achieve the health and safety of occupants and the public at large. They include: (1) fire safety; (2) sanitation; (3) transportation; and (4) internal components.

Assessment: 20% continuous coursework assessment and 80% examination

RECO1017 Advanced Structures and Construction for Surveyors (6 credits)
This course provides the theoretical knowledge and concepts for the functional design and construction of complex buildings in Hong Kong. Topics cover processes and techniques for the construction of buildings, appreciation of structural systems for high-rise buildings, inspection and maintenance of building, performance of materials and components, sustainable construction and common civil engineering construction.

Assessment: 20% continuous coursework assessment and 80% examination

CAES1106 Communication skills for Real Estate Students (2) (3 credits)
This English-in-the-Discipline course follows on from the Semester 1 communication skills course in complementing the learning outcomes and methods of the Surveying Studio program. The focus will be on raising students’ awareness of the appropriate professional discourse and related English usage through engaging in project-based discussion and written tasks, designed to simulate the demands on surveying professionals involved in real-world decision-making scenarios. The project-based approach will be used to provide opportunities for practice of and reflection on role-play and other spontaneous speaking formats.

Assessment: 100% continuous coursework assessment

Common Core course (6 credits)

Year 2
Semester 1 Courses

RECO2013 Surveying Studio 3 (6 credits)
In the first semester students will participate in an inter-disciplinary project, or comparable learning project. The project is designed for surveying students to form multi-disciplinary teams to work on tasks from feasibility to scheme design stage so that they could learn from

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each other, experience team spirit and be able to see different problems from different perspectives. Appropriate elements of China Practice may be included.

Assessment: 100% continuous coursework assessment

Prerequisite: RECO1013 Surveying Studio 2

RECO2012  Land Law and Conveyancing Law (6 credits)
Land tenure in the HKSAR; co-ownership; mortgages; easements; covenants; leases; landlord and tenant; adverse possession; deed of mutual covenant and the management of multi-storey buildings; the land registration system; Conveyancing law in the HKSAR and Mainland China.

Assessment: 20% continuous coursework assessment and 80% examination

RECO2017  Real Estate and Construction Management Theory (6 credits)
This module introduces management theory, project management, construction management with a particular focus on the real estate and construction context.

Assessment: 20% continuous coursework assessment and 80% examination

RECO2024  Real Estate Investment and Finance (6 credits)
Interactions between space and asset markets; financial economic concepts and tools for real estate analysis; real estate valuation and investment analysis at property and business levels; leverage and mortgages; statistical modelling and forecasting; price indices and derivatives; real options and land value.

Assessment: 20% continuous coursework assessment and 80% examination

Prerequisite: RECO1014 Land Economics

Year 2
Semester 2 Courses

RECO2014  Surveying Studio 4 (6 credits)
The second semester is designed to consider inter-disciplinary problem scenarios from practical real life situations that may arise from the different aspects of surveying. Appropriate elements of China Practice may be included. Design of problem scenarios is intended to provide students with an opportunity to apply what they have learnt in real life situations that arise during the planning, development, construction, marketing and maintenance stages of a project. The scenarios will be designed to require students to identify and explore inter-disciplinary problems that they need to resolve in real life situations, instead of dealing with specified problems as with assignments in other modules. For that purpose, on many occasions the problems will be deliberately ill-defined.

Assessment: 100% continuous coursework assessment

Prerequisite: RECO2013 Surveying Studio 3
RECO2016  Environmental Science in Buildings (6 credits)
Assessment: 20% continuous coursework assessment and 80% examination

RECO2020  Research Methods (6 credits)
This course introduces various methodologies and the latest development in studies related to the different aspects of real estate and construction research. It also prepares students for their final year dissertations. It aims to train students to think rationally and logically in conducting academic research and to be equipped with the ability to formulate a dissertation proposal. Techniques in literature search, qualitative and quantitative approaches, tests of hypotheses, data analysis, and dissemination of results are also introduced.
Assessment: 100% continuous coursework assessment

Disciplinary Elective (6 credits)
Disciplinary Electives are open exclusively to Year Two, Semester 2 students in the BSc Surveying programme only. Students are required to choose from one of the followings:

RECO2021  Cities and Urban Development (6 credits)
This course requires students to organize a 1-2 weeks study field trip themselves in the Summer semester of their Second Year of Study, to destinations outside Hong Kong. The main objective is to analyse and explain international differences in real estate and construction institutions and practices. Desk research, preparation and organization of site visits, analyses, formal reporting and presentation are all important components. In addition to the preparing of the study trip, students taking this Disciplinary Elective are also required to attend the Professional Competency Workshop (PCW) series that are offered to the other Disciplinary Elective, RECO2023 Professional Practice. This will serve as a foundation for students to conduct a comparative study of similarities and differences in professional practice when they undertake the study trip outside Hong Kong. PCW will be assessed and the mark forms part of the overall mark for this course.
Assessment: 100% continuous coursework assessment

Students for personal reasons, upon approval by the BSc Programme Director of the Department before the commencement of the Second Semester in this year, may opt not to take this Disciplinary Elective. To earn the same amount of credits, such students are required to take an elective from a pool of designated electives to be prescribed and announced by the Programme Director at the beginning of Year 2 study.

RECO2023  Professional Practice (6 credits)
The aim of this module is to build on academic modules in a practical environment so as to increase maturity and motivation by working as a member of a professional team in the real estate and construction field and handling real life real estate and construction projects. This also allows tacit and professional knowledge in the field to be conveyed to the students in a more personal and efficient way. On the other hand, it provides a platform for our students to
demonstrate advanced academic knowledge learned in different modules to be applied in practice.

The course is composed of a number of activities.

First of all, seasoned professionals from the industry in the field of real estate, general practice surveying, quantity surveying/commercial management, building surveying, planning and development as well as property and facility management will be invited to deliver in-depth knowledge exchange with the students in the Professional Competency Workshop (PCW) series. Such PCW series will span over a period of 10 weeks.

This will serve as a foundation for students to conduct a comparative study of similarities and differences in professional practice when they undertake professional activities during the internship period. PCW will be assessed and the mark forms part of the overall mark for this course. In addition to conventional classroom delivery of such knowledge in the PCW, specific arrangements will be made with the industry to allow students to experience how such knowledge is applied in the daily work during the course of PCW.

The third element is a more structured internship arrangement which will take place either in the Summer or throughout the year. In addition an academic tutor, who will be full-time academic staff of the Department, will provide ongoing support to as required.

Students will complete a period of training equivalent to 4 weeks, or 160 hours. The programme of this training should include activities which involve the major themes of the academic syllabuses. Students are to be exposed to situations that will allow them to consolidate the theoretical knowledge gained during academic study, consistent with taking the maximum responsibility possible.

Assessment: 100% continuous coursework assessment

Assessment of the student's performance during the placement is carried out jointly by the professional firm (the Host Company) which provided the training to the respective student, and the Departmental Internship Coordinator. A Professional Journal (PJ) will be kept by the participating student that will detail the tasks they have been assigned to and knowledge they have been conveyed during the training period. This PJ will be assessed and marked by the Departmental Internship Coordinator. In addition, the Host Company will also provide an assessment on the student based on training performance, personal qualities and social skills.

The relative weighting of these assessments is:

Host Company's Reports: 40%

Assessment by the Departmental Internship Coordinator: 60%

_Students for personal reasons, upon approval by the BSc Programme Director of the Department before the commencement of the Second Semester in this year, may opt not to take this Disciplinary Elective. To earn the same amount of credits, such students are required to take an elective from a pool of designated electives to be prescribed and announced by the Programme Director at the beginning of Year2 study._
Disciplinary Elective provides a third option for the students. Students are reminded that this course is offered in the first semester and students need to re-adjust their own study plan.

This course will provide a broad historical survey of Hong Kong’s urban history from the 19th century to today, focusing both on the history of the city as well as its architectural development over time. This will provide an overall understanding of the historical context of Hong Kong to ensure a better foundation is laid for understanding the city’s conservation.

Common Core course (6 credits)

Elective (6 credits)

Year 3

Full Year Course

RECO3018  Dissertation (15 credits)
A dissertation is a detailed discourse on a research topic in the area of real estate and construction chosen by the student, to be executed following scientific methodology principles as taught in Research Methods. It aims to train students to think scientifically, and to carry out and complete an entire research project on their own, under a dissertation supervisor. Students are expected to identify and define a problem for scientific research; substantiate the research problem, and as appropriate, propose testable hypotheses with appropriate methodology and data; collect empirical data to test the proposed hypotheses and explain the regularities in the data collected; and carry out further research to widen and deepen the analysis.

Assessment: 100% continuous coursework assessment

Prerequisite: RECO2020 Research Methods

Year 3

Semester 1 Courses

RECO3017  Surveying Studio 5 (6 credits)
For this Studio programme students are required to formulate their own study area based on brief hypothetical scenarios given. Emphasis is on issues related to the broad concept of sustainability in a global context and its relation to land, real estate, construction and building development and management.

Assessment: 100% continuous coursework assessment

Prerequisite: RECO2014 Surveying Studio 4

RECO3022  Advanced Valuation (6 credits)

Assessment: 20% continuous coursework assessment and 80% examination

Prerequisite: RECO1014 Land Economics

**RECO3023  Real Estate and Construction Management Practice (6 credits)**
This module develops further skills developed in Year 2, in terms of contract administration and construction management theory, and introduces practical and commercial issues through the medium of real life case studies and simulations. It also covers principles of professional surveying practices.

Assessment: 20% continuous coursework assessment and 80% examination

Prerequisite: RECO 2017 Real Estate and Construction Management Theory

**RECO3015  Real Estate Investment Law (6 credits)**
Law, government, and business; Business Associations and Entities - partnership, agency, and corporation; Regulatory framework of banking and finance; Surveyors in financial markets – roles, liabilities, and professional ethics.

Assessment: 20% continuous coursework assessment and 80% examination

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**Year 3**

**Semester 2 Courses**

**RECO3016  Development Control and Alternative Dispute Resolution (6 credits)**
Building and planning applications and appeals; Government leases; lease terms/conditions, lease modification and relevant legislation; Land resumption and compensation; Alternative dispute resolution: primary and secondary dispute resolution; negotiation; conciliation; mediation; adjudication and arbitration; Law of arbitration.

Assessment: 20% continuous coursework assessment and 80% examination

**RECO3024  Real Estate and Facility Management Practice (6 credits)**
This module outlines and explains the roles of property and facility management on real estate portfolios, and explores the strategic management roles of a property and facility manager.

Assessment: 20% continuous coursework assessment and 80% examination

Prerequisite: RECO 2017 Real Estate and Construction Management Theory
RECO3034  Economics of Property Rights (6 credits)
Basic concepts of economic growth and development; general concepts of property rights as foundation for understanding the economy and government policies on land use; concepts of market failure in the development market and industry and their Coasian transaction cost reinterpretation in the light of sustainable development driven by innovations in property development; and neo-institutional analysis of issues in development economics applied to spatial analysis.

Assessment: 20% continuous coursework assessment and 80% examination