



# PROP13001 *Property Development*

## Term 1 - 2024

Profile information current as at 05/09/2024 01:45 pm

All details in this unit profile for PROP13001 have been officially approved by CQUniversity and represent a learning partnership between the University and you (our student). The information will not be changed unless absolutely necessary and any change will be clearly indicated by an approved correction included in the profile.

## General Information

### Overview

This unit covers the legal and administrative aspects of property development and land use control. You will be introduced to the contemporary land use planning regime used in Australia and its operation for the management of property development. You will examine the history and principles of environmental planning, the mechanisms in use for the control of land use, and the procedure required for gaining approval for developing land for a more productive use as well as dispute resolution options.

### Details

Career Level: *Undergraduate*

Unit Level: *Level 3*

Credit Points: 6

Student Contribution Band: 10

Fraction of Full-Time Student Load: 0.125

### Pre-requisites or Co-requisites

Prerequisites: PROP11001 Property Valuation and FINC19014 Property Investment and Finance

Important note: Students enrolled in a subsequent unit who failed their pre-requisite unit, should drop the subsequent unit before the census date or within 10 working days of Fail grade notification. Students who do not drop the unit in this timeframe cannot later drop the unit without academic and financial liability. See details in the [Assessment Policy and Procedure \(Higher Education Coursework\)](#).

### Offerings For Term 1 - 2024

- Online

### Attendance Requirements

All on-campus students are expected to attend scheduled classes - in some units, these classes are identified as a mandatory (pass/fail) component and attendance is compulsory. International students, on a student visa, must maintain a full time study load and meet both attendance and academic progress requirements in each study period (satisfactory attendance for International students is defined as maintaining at least an 80% attendance record).

### Website

[This unit has a website, within the Moodle system, which is available two weeks before the start of term. It is important that you visit your Moodle site throughout the term. Please visit Moodle for more information.](#)

## Class and Assessment Overview

### Recommended Student Time Commitment

Each 6-credit Undergraduate unit at CQUniversity requires an overall time commitment of an average of 12.5 hours of study per week, making a total of 150 hours for the unit.

### Class Timetable

#### [Regional Campuses](#)

Bundaberg, Cairns, Emerald, Gladstone, Mackay, Rockhampton, Townsville

#### [Metropolitan Campuses](#)

Adelaide, Brisbane, Melbourne, Perth, Sydney

### Assessment Overview

#### 1. **Practical Assessment**

Weighting: 50%

#### 2. **Take Home Exam**

Weighting: 50%

### Assessment Grading

This is a graded unit: your overall grade will be calculated from the marks or grades for each assessment task, based on the relative weightings shown in the table above. You must obtain an overall mark for the unit of at least 50%, or an overall grade of 'pass' in order to pass the unit. If any 'pass/fail' tasks are shown in the table above they must also be completed successfully ('pass' grade). You must also meet any minimum mark requirements specified for a particular assessment task, as detailed in the 'assessment task' section (note that in some instances, the minimum mark for a task may be greater than 50%). Consult the [University's Grades and Results Policy](#) for more details of interim results and final grades.

## CQUniversity Policies

**All University policies are available on the [CQUniversity Policy site](#).**

You may wish to view these policies:

- Grades and Results Policy
- Assessment Policy and Procedure (Higher Education Coursework)
- Review of Grade Procedure
- Student Academic Integrity Policy and Procedure
- Monitoring Academic Progress (MAP) Policy and Procedure – Domestic Students
- Monitoring Academic Progress (MAP) Policy and Procedure – International Students
- Student Refund and Credit Balance Policy and Procedure
- Student Feedback – Compliments and Complaints Policy and Procedure
- Information and Communications Technology Acceptable Use Policy and Procedure

This list is not an exhaustive list of all University policies. The full list of University policies are available on the [CQUniversity Policy site](#).

## Previous Student Feedback

### Feedback, Recommendations and Responses

Every unit is reviewed for enhancement each year. At the most recent review, the following staff and student feedback items were identified and recommendations were made.

#### Feedback from SUTE

**Feedback**

One student was not satisfied with 'useful knowledge/skills'.

**Recommendation**

There were no qualitative comments to assess this further and the matter was not raised in previous SUTE feedback. No comments were shared in the discussion posts or in class. No specific action to take other than be alert and attentive to student feedback.

#### Feedback from Bachelor of Property assessment review and discipline discussion

**Feedback**

Given the extensive coverage of complex valuation approaches in other property units there is potential to include further consideration of time-based residual and feasibility analysis.

**Recommendation**

The module addressing residual analysis and feasibility was partially extended to include further information on time-based, Discounted Cash Flow, analysis. Students were encouraged, and some completed more detailed DCF analysis in their assignments. Further consideration of course level change is being discussed within the discipline group.

## Unit Learning Outcomes

**On successful completion of this unit, you will be able to:**

1. Explain the history, principles and current operation of land uses in Australia
2. Apply planning principles to particular properties to achieve acceptable development outcomes for owners and the community
3. Demonstrate the procedures involved in obtaining development approval, including the management of dispute resolution
4. Undertake legal research to identify case law, legislation, policies and procedures relevant to particular property development and planning problems
5. Apply ethical judgement for appropriate planning and development outcomes.

## Alignment of Learning Outcomes, Assessment and Graduate Attributes

 N/A Level	 Introductory Level	 Intermediate Level	 Graduate Level	 Professional Level	 Advanced Level
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### Alignment of Assessment Tasks to Learning Outcomes

Assessment Tasks	Learning Outcomes				
	1	2	3	4	5
1 - Practical Assessment - 50%		•	•	•	•
2 - Take Home Exam - 50%	•	•	•		•

### Alignment of Graduate Attributes to Learning Outcomes

Graduate Attributes	Learning Outcomes				
	1	2	3	4	5
1 - Communication	•	•	•	•	•
2 - Problem Solving	•	•	•	•	•
3 - Critical Thinking	•	•	•	•	•
4 - Information Literacy	•	•	•	•	
5 - Team Work		•			
6 - Information Technology Competence	•	•	•	•	•
7 - Cross Cultural Competence		•			•
8 - Ethical practice	•	•			•
9 - Social Innovation					
10 - Aboriginal and Torres Strait Islander Cultures					

## Textbooks and Resources

### Textbooks

PROP13001

#### Supplementary

##### **Australian Property Investment and Financing**

Edition: 3rd edn (2010)

Authors: Patrick Rowland

Thomson Reuters

Sydney , NSW , Australia

ISBN: 9780455224329

Binding: Paperback

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#### Supplementary

##### **Property Development**

Edition: 7th (2021)

Authors: Richard Reed

Routledge

2 Park Square, Milton Park, Abingdon , Oxon OX14 , UK

ISBN: 978-0-367-85835-3

Binding: Paperback

[View textbooks at the CQUniversity Bookshop](#)

### IT Resources

**You will need access to the following IT resources:**

- CQUniversity Student Email
- Internet
- Unit Website (Moodle)
- Microsoft Office
- UCROO
- Zoom Conferencing (Webcam and Microphone)

## Referencing Style

All submissions for this unit must use the referencing style: [American Psychological Association 7th Edition \(APA 7th edition\)](#)

For further information, see the Assessment Tasks.

## Teaching Contacts

**Steven Boyd** Unit Coordinator

[s.boyd@cqu.edu.au](mailto:s.boyd@cqu.edu.au)

## Schedule

### Week 1 - 04 Mar 2024

Module/Topic	Chapter	Events and Submissions/Topic
Introduction to property development	Property Development by Reed and Sims, chapter 1	

### Week 2 - 11 Mar 2024

Module/Topic	Chapter	Events and Submissions/Topic
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Land for development  
Property Development by Reed and Sims, chapter 2

**Week 3 - 18 Mar 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Development appraisal	Property Development by Reed and Sims, chapter 3	

**Week 4 - 25 Mar 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Development finance	Property Development by Reed and Sims, chapter 4	

**Week 5 - 01 Apr 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Property cycles	Property Development by Reed and Sims, chapter 5	

**Vacation Week - 08 Apr 2024**

Module/Topic	Chapter	Events and Submissions/Topic
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**Week 6 - 15 Apr 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Planning	Property Development by Reed and Sims, chapter 6	

**Week 7 - 22 Apr 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Construction	Property Development by Reed and Sims, chapter 7	

**Week 8 - 29 Apr 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Market research	Property Development by Reed and Sims, chapter 8	

**Week 9 - 06 May 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Technology	Property Development by Reed and Sims, chapter 9	<b>Planning a development</b> Due: Week 9 Friday (10 May 2024) 11:55 pm AEST

**Week 10 - 13 May 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Marketing and sales	Property Development by Reed and Sims, chapter 10	

**Week 11 - 20 May 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Sustainable development	Property Development by Reed and Sims, chapter 11	

**Week 12 - 27 May 2024**

Module/Topic	Chapter	Events and Submissions/Topic
Emerging markets	Property Development by Reed and Sims, chapter 12	

## Review/Exam Week - 03 Jun 2024

Module/Topic	Chapter	Events and Submissions/Topic
		<b>Final exam</b> Due: Review/Exam Week Thursday (6 June 2024) 9:00 pm AEST

## Exam Week - 10 Jun 2024

Module/Topic	Chapter	Events and Submissions/Topic
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## Assessment Tasks

### 1 Planning a development

#### Assessment Type

Practical Assessment

#### Task Description

Choose and explain your process to the development of a real prescribed property. This document should help explain your approach to identify the highest and best use and the property development to potential stakeholders (such as financiers, joint venture partners and consultants). Complete details to be found on the Moodle site.

#### Assessment Due Date

Week 9 Friday (10 May 2024) 11:55 pm AEST

#### Return Date to Students

Week 11 Thursday (23 May 2024)

#### Weighting

50%

#### Assessment Criteria

This assessment is aligned to the learning outcomes:

- Apply planning principles to particular properties to achieve acceptable development outcomes for owners and the community
- Demonstrate the procedures involved in obtaining development approval, including the management of dispute resolution
- Undertake legal research to identify case law, legislation, policies and procedures relevant to particular property development and planning problems
- Apply ethical judgement for appropriate planning and development outcomes.

The rubric criteria are not equally weighted and further details regarding the assessment criteria may be found on the Moodle site.

#### Referencing Style

- [American Psychological Association 7th Edition \(APA 7th edition\)](#)

#### Submission

Online

#### Submission Instructions

Submission through Turnitin enabled Moodle assessment.

#### Learning Outcomes Assessed

- Apply planning principles to particular properties to achieve acceptable development outcomes for owners and the community
- Demonstrate the procedures involved in obtaining development approval, including the management of dispute resolution
- Undertake legal research to identify case law, legislation, policies and procedures relevant to particular property development and planning problems
- Apply ethical judgement for appropriate planning and development outcomes.

### 2 Final exam

**Assessment Type**

Take Home Exam

**Task Description**

The exam will be released approximately three hours before submission. It will include current case studies and may require the gathering property and market information. Parts of the exam may be answered through video and audio recordings.

Further details to be found on the Moodle site with an more explicit exam brief provided around week 10.

**Assessment Due Date**

Review/Exam Week Thursday (6 June 2024) 9:00 pm AEST

**Return Date to Students****Weighting**

50%

**Assessment Criteria**

This assessment is aligned to the learning outcomes:

- Explain the history, principles and current operation of land use planning in Australia
- Apply planning principles to particular properties to achieve acceptable development outcomes for owners and the community
- Demonstrate the procedures involved in obtaining development approval, including the management of dispute resolution
- Apply ethical judgement for appropriate planning and development outcomes.

**Referencing Style**

- [American Psychological Association 7th Edition \(APA 7th edition\)](#)

**Submission**

Online

**Submission Instructions**

Submission through Turnitin enabled Moodle assessment.

**Learning Outcomes Assessed**

- Explain the history, principles and current operation of land uses in Australia
- Apply planning principles to particular properties to achieve acceptable development outcomes for owners and the community
- Demonstrate the procedures involved in obtaining development approval, including the management of dispute resolution
- Apply ethical judgement for appropriate planning and development outcomes.



## Academic Integrity Statement

As a CQUniversity student you are expected to act honestly in all aspects of your academic work.

Any assessable work undertaken or submitted for review or assessment must be your own work. Assessable work is any type of work you do to meet the assessment requirements in the unit, including draft work submitted for review and feedback and final work to be assessed.

When you use the ideas, words or data of others in your assessment, you must thoroughly and clearly acknowledge the source of this information by using the correct referencing style for your unit. Using others' work without proper acknowledgement may be considered a form of intellectual dishonesty.

Participating honestly, respectfully, responsibly, and fairly in your university study ensures the CQUniversity qualification you earn will be valued as a true indication of your individual academic achievement and will continue to receive the respect and recognition it deserves.

As a student, you are responsible for reading and following CQUniversity's policies, including the [Student Academic Integrity Policy and Procedure](#). This policy sets out CQUniversity's expectations of you to act with integrity, examples of academic integrity breaches to avoid, the processes used to address alleged breaches of academic integrity, and potential penalties.

### What is a breach of academic integrity?

A breach of academic integrity includes but is not limited to plagiarism, self-plagiarism, collusion, cheating, contract cheating, and academic misconduct. The Student Academic Integrity Policy and Procedure defines what these terms mean and gives examples.

### Why is academic integrity important?

A breach of academic integrity may result in one or more penalties, including suspension or even expulsion from the University. It can also have negative implications for student visas and future enrolment at CQUniversity or elsewhere. Students who engage in contract cheating also risk being blackmailed by contract cheating services.

### Where can I get assistance?

For academic advice and guidance, the [Academic Learning Centre \(ALC\)](#) can support you in becoming confident in completing assessments with integrity and of high standard.

### What can you do to act with integrity?



#### Be Honest

If your assessment task is done by someone else, it would be dishonest of you to claim it as your own



#### Seek Help

If you are not sure about how to cite or reference in essays, reports etc, then seek help from your lecturer, the library or the Academic Learning Centre (ALC)



#### Produce Original Work

Originality comes from your ability to read widely, think critically, and apply your gained knowledge to address a question or problem