

## Course Outline

**Course Code** : RE1707  
**Course Title** : Real Estate, Society and Enterprise  
**Semester** : Semester 1, Academic Year 2024/2025  
**Faculty** : Assoc Prof Badarinza Cristian / Assoc Prof Lee Kwan Ok / Assoc Prof Qin Yu / Dr Wong Khei Mie, Grace  
**Department** : Real Estate  
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### Overview

Real estate is the study of the physical environment that surrounds us, and the buildings that we live, work and play in. This introductory course is divided into two major components: (1) The Place-making segment covers the planning, provision and management of cities and buildings. Topics include strategic master planning, urban design, growth and sustainability of cities, urban economics, housing affordability and home ownership. (2) The Money-making segment discusses the business and enterprise part of real estate. Topics include real estate investment and market analysis, branding and property product positioning, finance and securitisation, real estate investment trusts (REITs) and private equity. The course describes the public and private institutions and the “rules of the game” which ensure that cities develop harmoniously, with people that are part of resilient communities, and businesses that thrive. Real-life case studies complement a wide spectrum of theoretical concepts to teach students about government regulations, affordability, wealth accumulation, project management, property technology, and other topics essential to understand prevailing market conditions and future trends in the real estate industry.

### Learning Outcomes

Students will learn:

1. How the urban environment is planned and developed
2. How real estate, in the form of land and buildings, are managed and marketed
3. How real estate such as homes and investment properties are purchased and owned

### Course Prerequisite(s)

Nil

### Course Preclusion(s)

Nil

### General Guide & Reading

Nil

### Tentative Schedule & Outline

Week	Date	Topic	Activity
1	12 – 16 Aug	Plan-making to Place-making - The Singapore Story (The Inspiration)	Project Brief, Group
2	19 – 23 Aug		Formation & Discussion

3	26 – 30 Aug	Place-making - Planning for Sustainable Growth (The Strategy)	Mini Presentations & Project Consultation
4	2 – 6 Sep		
5	9 – 13 Sep	Place-making - From Space to People (The Community)	Debate
6	16 – 20 Sep		
<b>21 – 29 Sep</b>		<b>RECESS WEEK</b>	
7	30 Sep – 5 Oct	Money-making - Real Estate Wealth Creation (The Growth)	Debate
8	7 – 11 Oct		
9	14 – 18 Oct	Money-making - Real Estate Investment & Finance (The Wealth)	Debate
10	21 – 25 Oct		
11	28 Oct – 1 Nov <b>*Deepavali 31/10 (Thu)</b>  <b>NUS Well-Being day 1/11 (Fri)</b>	Megatrends in the Real Estate Industry (The Future)	Online Quiz & End-of-Semester Peer Review & Reflection
12	4 – 8 Nov		Submission of Group Project & Recorded Presentation
13	11 – 15 Nov	<ul style="list-style-type: none"> <li>• Make- up Class for Week 11 (Deepavali)</li> <li>• Online Quiz (GW): 0830-1130, 14 Nov 2024</li> <li>• Grand Seminar &amp; Career Fair</li> </ul>	
<b>16 – 22 Nov</b>		<b>READING WEEK</b>	
<b>23 Nov – 7 Dec</b>		<b>EXAMINATION (2 WEEKS)</b>	

### Assessment

Assessment Components	Weightage (%)
<u>Group Work</u>	
• Group Project	40%
• Group Project Presentation	10%
<u>Individual Work</u>	
• In-Class Tutorial Participation (e.g. mini presentations, debates)	20%
• Online Quiz	10%
• End-of-Semester Peer Review & Reflection	20%
	<b>100%</b>

### Academic Honesty & Plagiarism

Academic integrity and honesty is essential for the pursuit and acquisition of knowledge. The University and School expect every student to uphold academic integrity & honesty at all times. Academic dishonesty is any misrepresentation with the intent to deceive, or failure to acknowledge the source, or falsification of information, or inaccuracy of statements, or cheating at examinations/tests, or inappropriate use of resources.

Plagiarism is “the practice of taking someone else’s work or ideas and passing them off as one’s own” (The New Oxford Dictionary of English). The University and School will not condone plagiarism. Students should adopt this rule - You have the obligation to make clear to the assessor which is your own work, and which is the work of others. Otherwise, your assessor is entitled to assume that everything being presented for assessment is

being presented as entirely your own work. This is a minimum standard. In case of any doubt, you should consult your instructor.

**Additional guidance is available at:**

- <http://www.nus.edu.sg/registrar/administrative-policies-procedures/acceptance-record#NUSCodeofStudentConduct>
- <http://nus.edu.sg/osa/resources/code-of-student-conduct>

**About me**

Grace Wong (Lead lecturer)

Grace K.M. WONG is a Senior Lecturer at the School of Business, National University of Singapore. Her academic qualifications include B.Sc. (Estate Management) (Honours) and M.Sc. (Property & Maintenance Management) at NUS, as well as MPhil (Housing Economics) and PhD (Housing Economics) at University of Cambridge, UK. Since 1989 when she first joined NUS, Dr. Wong has taught a wide range of core, elective and GEM modules, and has won numerous teaching awards including NUS Annual Teaching Excellence Awards, School of Design & Environment Teaching Excellence Awards as well as GEM and SS Incentive Scheme Awards. Dr. Wong is an Alumnus of the NUS Teaching Academy as well as a Member of the School of Business Teaching Excellence Council. Her teaching research publications, which focus on her pedagogical initiatives, are featured in *Ideas on Teaching*, *CDTL Brief*, *CDTLink*, *Teaching Connections* as well as in conferences for teaching and learning in higher education.

Assoc Prof Badarinza Cristian

Dr. Cristian Badarinza is an Assistant Professor at the National University of Singapore, a Faculty Affiliate of the Institute of Real Estate Studies, and a Network Associate of the Centre for Economic Policy Research, London. His research interests are in the areas of residential real estate, household finance and financial economics. Previously, he has been a Postdoctoral Fellow at Saïd Business School, a Research Assistant in the Monetary Policy Research Division of the European Central Bank in Frankfurt am Main, and has obtained a PhD and an MSc in Economics from Goethe University, Frankfurt am Main.

Assoc Prof Lee Kwan Ok

I am Associate Professor and Dean's Chair of Urban Planning at the Business School at the National University of Singapore (NUS). I am also the Deputy Head in the NUS Department of Real Estate. I won the NUS Annual Teaching Excellence Award for 2016/2017 as well as the School Teaching Excellence Award for 2015/6, 2016/7, and 2018/9.

I truly enjoy teaching real estate and urban planning that have practical and interdisciplinary natures between economic, socio-political and physical components. I am proud that my education exposing students to international cases and application to local contexts has inspired some students to shatter stereotypes to become critical thinkers and aspire changes in the built environment. Teaching these subjects also means that I and students could achieve mutual growth because there is no single answer for any question raised. As we learn from each other and collaborate for research, I am strongly motivated for my education as both a teacher and a learner.

My research interests include housing markets and residential choice, urban policy analysis, urban spatial dynamics, and big data analytics. I am Editor, Associate Editor or Co-Editor of four prominent journals in the field of urban planning and regional science, including *Housing Studies*, *International Journal of Urban Sciences*, *Journal of Housing and the Built Environment*, and *Territory, Politics, Governance*. I also sit on the editorial boards of nine peer-reviewed journals including *Housing Studies*, the *Journal of Korea Planning Association*,

and the Journal of Korea Real Estate Analysis. I am a board member of the Asian Real Estate Society (AsRES) and an AsRES representative to the International Real Estate Society Board. I have also served as an academic expert and commentator for international organizations and government bodies including the Asian Development Bank, the World Bank, the Office of Policy Development and Research of the U.S. Department of Housing and Urban Development, and the Ministry of Land, Infrastructure and Transport of South Korea.

Prior to joining NUS, I received my PhD in Policy, Planning, and Development from the University of Southern California and Master in Urban Planning from Harvard University. By teaching this module and interacting with students, I hope to produce more real estate professionals and urban planners who will significantly contribute to the built environment in Singapore and beyond.

Assoc Prof Qin Yu

Yu Qin is an associate professor in the Department of Real Estate at the NUS business school. She holds a PhD in Applied Economics from Cornell University. She teaches Real Estate Finance and Real Estate Economics. Her research interest lies in the field of environmental and urban economics.