

CP234745 – Real Estate Planning and Development

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| Module Name | Real Estate Planning and Development |
| Module level, if applicable | Advance BoURP |
| Code, if applicable | CP234745 |
| Subtitle, if applicable | - |
| Course, if applicable | Real Estate Planning and Development |
| Semester(s) in which the module is taught | 7 th Semester |
| Person responsible for the module | Dr. I Dewa Made Frendika Septanaya, ST., MT., M.Sc. |
| Lecturer | Dr. I Dewa Made Frendika Septanaya, ST., MT., M.Sc. |
| Language | Indonesian, English |
| Relation to curriculum | Elective Courses for undergraduate program in Urban and Regional Planning |
| Type of teaching, contact hours | M1 : Group Discussion M3 : Case Study Lecture (Face to face lecture): 1.5 hours x 14 weeks 35 hours per semester |
| Workload | Elective (3 SKS) Class: 2.5 hours x 14 weeks = 35 hours Structured activities: 4 hours x 14 weeks = 56 hours Independent Study: 3 hours x 14 weeks = 42 hours Exam: 1.5 hours x 4 time = 6 hours Total = 133 hours |
| Credit points | 3 SKS ~ 4.8 ECTS |
| Requirements according to the examination regulations | Registered in this course Minimum 80% attendance in this course |
| Recommended prerequisites | 1. Urban Economics 2. Housing And Settlement 3. Land Use Planning 4. Urban Planning 5. Development Financing |

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| <p>Module objectives/intended learning outcomes</p> | <p>General Knowledge:</p> <ol style="list-style-type: none"> 1. Able to understand the theoretical concepts of regional and urban planning in aspects of urban studies, regional studies, coastal studies, spatial science, planning science, data science, built environment design, infrastructure and transportation systems, environmental management, social systems, economics, management studies, and research / projects 2. Able to understand the techniques and processes of regional and urban planning qualitatively, quantitatively, and spatial modeling (geographic information systems) and presentation techniques <p>General Skills:</p> <ol style="list-style-type: none"> 1. Able to apply plan formulation techniques and compile alternative spatial / spatial models through qualitative and quantitative approaches in the form of scenarios for setting spatial patterns and spatial structures of cities, regions, coasts 2. Able to analyze the potential and problems of spatial and non-spatial contexts of cities, regions, and coasts through analysis of the relationship between spatial and spatial aspects <p>Specific knowledge:</p> <ol style="list-style-type: none"> 1. Students are able to understand the basic economic concepts, principles and stages / processes of real estate development 2. Students are able to understand the principles of location assessment and stages of land acquisition for real estate development <p>Specific Skills:</p> <ol style="list-style-type: none"> 1. Students are able to understand and apply the concept of property valuation 2. Students are able to analyze the highest and best usage |
| <p>Content</p> | <ol style="list-style-type: none"> 1. Basic concepts of real estate economics 2. Principles of Sustainability in Real Estate Development 3. Stages / Process of Real Estate Development 4. Principles of construction site assessment 5. Principles and stages of land acquisition for real estate development 6. Property valuation concept |

| | <p>7. Applying the concept of property valuation (Cost approach, Sales comparison approach, Income & Discounted-after tax cash flow approach)</p> <p>8. Analyze the highest and best usage analysis</p> | | | | | | | | | | | | |
|---|---|------------|--------|--------|---|---------------------|-----|---|---------------------|-----|---|--------------|-----|
| <p>Study and examination requirements and forms of examination</p> | <p>3 assessments:</p> <table border="1" data-bbox="751 443 1349 764"> <thead> <tr> <th>Evaluation</th> <th>Method</th> <th>Weight</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Weekly Presentation</td> <td>35%</td> </tr> <tr> <td>2</td> <td>Case Study Practice</td> <td>30%</td> </tr> <tr> <td>3</td> <td>Presentation</td> <td>35%</td> </tr> </tbody> </table> <p>1. <i>Weekly Presentation - week 2-7, week 9, week 13</i></p> <p>2. <i>Case Study Practice - week 10-12</i></p> <p>3. <i>Presentation - week 14-16</i></p> | Evaluation | Method | Weight | 1 | Weekly Presentation | 35% | 2 | Case Study Practice | 30% | 3 | Presentation | 35% |
| Evaluation | Method | Weight | | | | | | | | | | | |
| 1 | Weekly Presentation | 35% | | | | | | | | | | | |
| 2 | Case Study Practice | 30% | | | | | | | | | | | |
| 3 | Presentation | 35% | | | | | | | | | | | |
| <p>Media employed</p> | <p>Classical teaching tools with white board and power point presentation, audiovisual, zoom meeting, ITS online classroom.</p> | | | | | | | | | | | | |
| <p>Reading list</p> | <p>Main reference :</p> <ol style="list-style-type: none"> 1. Brueggeman, W.B., & Fisher, J.D. (2011). Real Estate Finance and Investments 14th Edition. New York: McGraw-Hill Irwin. 2. Evans, A.W., (2004). Economics, Real Estate and the Supply of Land. Oxford: Blackwell Publishing 3. McDonald, J.F., & McMillen, D.P. (2011). Urban Economics and Real Estate: Theory and Policy 2nd Edition. USA: John Willey & Sons, Inc. 4. Millington, A. (2013). An Introduction to Property Valuation 5th Edition. London: Routledge. 5. Ratcliffe, J., Stubbs, M., & Keeping, M. (2021). Urban Planning and Real Estate Development 4rd Edition. New York: Routledge. 6. Wyatt, P. (2023). Property Valuation. Hoboken: John Wiley & Sons, Inc. <p>Supporting reference:</p> <ol style="list-style-type: none"> 1. Aalbers, M.B. (2022). A Political Economy of Real Estate Development. EPA: Economy and Space, vol.54, 5, p.1022-1066. 2. Pansare, S.H., & Narkhede, P.G. (2021). Real Estate and Urban Planning. National Conference on CITIES 2050: Planning, Governance and Management. | | | | | | | | | | | | |

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| | <ol style="list-style-type: none">3. Prawoto, A. (2017). Teori dan Praktek Penilaian Properti Edisi Ketiga. Yogyakarta: BPFY Yogyakarta.4. Shaw, J. (2018). Platform Real Estate: Theory and Practice of New Urban Real Estate Markets. Urban Geography, vol.41,8, https://doi.org/10.1080/02723638.2018.15246535. Scarret, D., & Osborn, S. (2014). Property Valuation 3rd Edition. London: Routledge.6. Winarso, H., & Firman, T. (2002). Residential Land Development in Jabotabek, Indonesia: Triggering Economic Crisis? Habitat International, vol.26,4,p.487-506.7. Wyatt, P. (1996). Using a Geographical Information System for Property Valuation. Journal of Property Valuation and Investment, vol.14,1. |
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