BRITISH COLUMBIA INSTITUTE OF TECHNOLOGY

COURSE OUTLINE

COURSE NAME ____ Economics of Real Estate Markets

COURSE NUMBER ___ MKTG 3312 _____   DATE _____ FALL, 1994

Prepared by ___ David Westcott ___| Taught to ___ Second _ Year

School _____ Business _____| School ___ Business

Program __ Marketing Management __| Program Marketing Management

Date Prepared _August, 1994_____| Option Real Estate Studies

Term _____3_____   Hrs/Wk ___4_____   Credits ____4.0

No. of Weeks _____14____   Total Hours ___56

Instructor _____ David Westcott ____   Office SE 6-316 Local_6763

Office Hours _____ As posted at office

PREREQUISITES - Introductory Micro- and Macro-Economics

COURSE SUMMARY

This course builds on and uses the concepts of Introductory
Micro- and Macro-Economics. The focus is to apply basic economic
tools to the understanding and analysis of Urban Land Markets.

EVALUATION

Final Examination   _____35____ %
Mid-Term   _____25____ %
Project   _____30____ %
Participation   .   _____10____ %

ATTENDANCE REQUIREMENTS WILL BE ENFORCED AS PER THE BCIT POLICY
ON PAGE 2 OF THE CALENDAR. EXCESSIVE ABSENCE MAY RESULT IN
FAILURE OR IMMEDIATE WITHDRAWAL FROM THE COURSE OR PROGRAM.

REQUIRED TEXT

Arthur O'Sullivan: ESSENTIALS OF URBAN ECONOMICS, Homewood,
Ill., Richard D. Irwin, Inc. 1993

REFERENCE TEXTS

Urban Land Economics.   Michael Goldberg, Peter Chinloy: John
Wiley &   Sons.   Toronto, 1984.

Urban Economics.   Fourth Edition.   E.S. Mills, B.W. Hamilton:
Scott Foresman, 1989.

Urban Land Economics   Real Estate Division, Faculty of Commerce
and Business Administration, University of British Columbia,
Vancouver, B.C., 1990.

(Note: On reserve in the library.)

COURSE OBJECTIVES

By applying the principles of economics to an analysis of the
real estate market, the student will be prepared and equipped to
anticipate future trends in the marketplace and the influence of
government policies upon that marketplace.

Upon successful completion of this course the student will be
able to:

1.   Explain why and how cities exist, their historic development
and future trends.
2.   Discuss the underlying factors which determine the price of
land.
3.   Describe the location theories of firms and residences and
the resulting land-use patterns of urban areas.
4.   Analyze housing price factors of supply and demand.
5.   Analyze current government policies and their influences
upon the housing market.
6.   Describe the effects of transportation problems and policies
upon urban development and property prices.
7.   Discuss different types of zoning and their effects upon
urban development and land use.

Tentative Schedule - Subject to change

Sept. 12   Introduction
           Development of Cities

Sept. 19   Location of Firms and Cities

Sept. 26   Market Areas and Central Place Theory
           Economic Growth

Oct. 3   Land Rent and Urban Land Use Patterns

Oct. 10   Thanksgiving Holiday

Oct. 17   Suburbanization and Modern Cities
           Land-use Controls and Zoning

Oct. 24   Mid-term

Oct. 31   The Urban Housing Market
           Housing Policies

Nov. 7   Housing, cont.

Nov. 14   Local Government

Nov. 21   Autos, Highways and Mass Transit

Nov. 28   Project Due
           Final Project Presentations

Dec. 5   Review

Dec. 12   Final Exam Week

GROUP PROJECT

<u>Group Size</u>:   Three or four students.

<u>Project Selection</u>:

Select a major topic relating to the economics of real property. The selected topic should be one in which there is sufficient depth for a major study and report.   Some examples are attached. The objective of the project is to analyse a particular aspect of, or current issues in, Urban Land Economics using the concepts and tools of Economics.

<u>Project Requirements</u>:

       a)   Names of the members of the project group together with the name of the chairperson must be submitted on or before <u>September 19, 1994</u>.   The chairperson will be the liaison with the instructor.

       b)   The project topic must be submitted on or before <u>September 26, 1994</u>.   The instructor reserves the right to reject a selected topic.   Once approved, the topic may not be changed by the students.

       c)   Any of the groups may be asked to make a brief presentation of their topic and current progress at <u>any</u> lab class.

       d)   Each group must make a mid-term "semi-formal" presentation on <u>October 31, 1994</u>.

       e)   A comprehensive written report is to submitted on or before <u>November 28, 1994</u>.

       f)   Final formal presentations are to be made by the groups beginning <u>November 28, 1994</u>.

Project Evaluation:

Total Mark: 30% of course mark

Written report: 80% of project mark.

Presentations: 20% of project mark.

The project evaluations will be based upon:

Comprehensiveness of the analysis.

Originality of thought.

Application of the concepts and tools of the course.

Quality of the written and verbal presentation(s).

The instructor reserves the right to grant individual grades to each group member, or to assign a group project grade. Individual grades may be assigned if the instructor determines that one or more of the members of the group have not contributed significantly to the project.

Sample Topics:

Rent control is good?/bad?/indifferent?

The impact of --- on real estate values.

Future commuting zones in the GVRD?

Do government-sponsored co-operative housing schemes influence the rental/condominium market?

How do the changing demographics in Vancouver affect the demand for housing?

The economics of shopping centre location, or the changing demand for office space.

The price of housing is too high?/too low?/just right?

Future of housing prices/rents?

ALR?

ALRT?
What...
How...
Why...