

## Basics of Property Development Process and Risks

<b>Course Title</b>	:	Basics of Property Development Process and Risks
<b>Course Code</b>	:	(To be allocated)
<b>Credit Units</b>	:	4

L	T	P	SW	FW	Total Credits
2	1	0	2	0	4

<b>Course Objective</b>	:	This course shall expose students to various concepts and the process of property development. It will make them appreciate the importance of various stages of property development and role played by various stakeholders. They will understand the criticality and importance of business and property cycles. This course will also familiarize students with various risks and uncertainties in the development of real estate projects.
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<b>Pre-requisites</b>	:	Nil
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<b>Student Learning Outcomes (SLO)</b>	:	1. Understand the critical steps in the property development process.
		2. To appreciate the role and importance of various stakeholders in property development.
		3. To be able to evaluate various property development models prevalent in the market.
		4. To develop an appreciation of various risk and uncertainty in property development.

**Course Content / Syllabus:**

Modules	Weightage (%)
<b>1. Introduction to Property Development</b>	
Development sector and its players, various stakeholders in the development process and their significance, development team, various type of property developers and pathways to become a developer, key players in the market.	<b>33%</b>
<b>2. Property Development Process &amp; Models</b>	
Various stages in development (i.e., pre-construction activities, construction activities, and post-construction activities), various key stakeholder at each stage and their role, sources of development finance for development sector and various prevalent development models.	<b>33%</b>
<b>3. Property Cycles and Development Risks</b>	
Understanding property cycles and their impact on the development process, the history of property cycles in India, various risks and uncertainty in property development (like political risk, asset selection risk, financing risk, approval risk, property risk, market risk, asset & geography selection risk, etc.), risk mitigation across various stages of property development.	<b>34%</b>

<b>Pedagogy for Course Delivery</b>	:	Lecture Tutorial exercises Learning by doing / workshops Learning by experience/site visits Learning by expert interactions Learning by secondary data Class presentations / group discussions Attending seminars/conferences
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**Assessment / Examination Scheme:**

Theory Lecture / Tutorial (%)	Lab / Practical / Studio (%)
<b>100%</b>	<b>NA</b>

**Theory Assessment (Lecture & Tutorial):**

Continuous Assessment / Internal Assessment				End Term Examination
<b>Components</b>	<b>Project / Home Assignment/ Presentation</b>	<b>Class Test</b>	<b>Attendance</b>	<b>50%</b>
Weightage (%)	30%	15%	5%	

**Notional Hours:**

Lecture Contact	30
Tutorial Contact	15
Self-Work	15
Field Work	15
Assessment	15
<b>Total Session</b>	<b>90</b>

**Text & References:**

- Reed, R. and Sims, S. (2015), *Property Development*, Sixth., Routledge, London & New York.
- Ratcliffe, J. David, I. (2001), *Property development- Appraisal & Finance*, Macmillan, London

**Any Other Study Material:**

- Class lecture notes/ presentations.
- Industry report on real estate markets
- Sample market research reports