

UNIVERSITY OF GUELPH
DEPARTMENT OF CONSUMER STUDIES
MCS*4810 REAL ESTATE AND HOUSING PROJECT
Winter 2010 Course Outline

INSTRUCTOR: Jane Londerville
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LECTURES: Monday 2:30-5:20 MACS 129

NOTE: THERE WILL BE CONSIDERABLE MATERIAL POSTED ON THE COURSELINK SITE FOR THIS COURSE. IN PARTICULAR, ALL DATES ASSIGMENTS ARE DUE ARE IN THE SCHEDULE

REQUIRED READING:

Canadian Housing Observer, 2009, C.M.H.C. - available from the instructor

APPEALS PROCEDURE: Refer to Undergraduate Calendar .

DROP AND ADD PROCEDURE: Refer to Undergraduate Calendar

ACADEMIC INTEGRITY: Please see the university=s web site:

<http://www.webapps.ccs.uoguelph.ca/lc/AcademicIntegrity/>

CALENDAR DESCRIPTION:

This course is a capstone course meant to bring together concepts from all other Real Estate and Housing courses. It deals with the development, redevelopment and renewal of housing and real estate services. Students will complete a project that addresses an issue in the real estate or housing sector, applying knowledge of development, market analysis, affordability, financing and government regulation.

OBJECTIVES OF THE COURSE:

- a) To integrate the real estate courses within REH.
- b) To develop an understanding of the context within which decisions about real estate development and redevelopment take place.
- c) To appreciate the interrelations among the various aspects of real estate systems (government, financial, market).

FORMAT:

This will be a seminar course. For the first two weeks we will review previous course material, discuss feasibility analysis in real estate, discuss sources of data for analysis of real estate feasibility, and define the topics for the projects to be completed during the semester. I will then meet individually with project teams throughout the semester to discuss progress in the term project. Projects will be presented in the last three weeks of class.

METHOD OF EVALUATION:

	<u>Weight</u>	<u>Due Date</u>
Project Outline	10%	see Courselink
Report Presentation	10%	as assigned; last two/three weeks of semester
Phase 1 of report	25%	Wednesday before Reading Week
Spreadsheet	10%	see Courselink
Phase 2 of report	45%	last day of classes

PRELIMINARY SCHEDULE - SUBJECT TO REVISION

<u>Date:</u>	<u>Topic and readings</u>
Week 1	Discussion of Projects and possible Topics; Description of Real Estate Feasibility Analysis; Introduction to Market Analysis for Real Estate
Week 2	Refinement of Topics; discussion of data sources for various components of feasibility analysis
Week 3	GIS class (tentative) PROJECT OUTLINES DUE Tuesday;
Week 4	Meetings to discuss and refine project outlines (individual, scheduled with instructor on Zimbra during regular class times)
Week 5	Meetings to discuss and refine project outlines (individual, scheduled with instructor on Zimbra during regular class times)
Week 6	Phase 1 report due by Wednesday
Week 7	READING WEEK NO CLASS
Week 8	DCF and financial spreadsheet class - Tuesday Meetings to discuss Phase I reports and necessary enhancements for Phase II (individual, scheduled with instructor)
Week 9	Progress reports; individual meetings with instructor; Friday submit spreadsheet on COURSELINK, along with a written (1-2 pages) outline of the assumptions used in the analysis (can be embedded in spreadsheet)
Week 10	Meetings with instructor
Week 11	Finalize draft report; Project presentations
Week 12	Project presentations
Week 13	Project presentations; Phase 2 reports due Wednesday