



estate. The seminar involves research, presentation, in-class discussion and written-summary, all as part of a small group of students. More detail will be posted on Courouselink.

**Quizzes:** There are five (see the dates below). A quiz will be taken at the end of a class and only test your knowledge for that class. The quizzes may have either multiple choice or short answer questions or both.

**Lecture Schedule (subject to revision)**

*Note: MG refers to the recommended text of Miller and Geltner(2005)*

<b>Week</b>	<b>Subject</b>
1	09/09(Thursday): Introduction to Real Estate as a field of study
2	09/14(Tuesday): In-class Library orientation by U of Guelph librarian 09/16(Thursday): Types of real estate: characteristics and differences – MG, Chapter 1
3	09/21(Tuesday): Overview of Housing Policy in Canada—Sewell Chapter 1, 7, 8 & 9; <b>Assignment</b> is handed out 09/23(Thursday): Economics of Real Estate Markets-- MG Chapter 2; <b>Quiz 1</b>
4	09/28(Tuesday): Economics of Real Estate Markets (continued) -- MG Chapter 3 & Office, Industrial, and Retail Property-- MG Chapter 6 09/30(Thursday): Dealing with Landlord/tenant issues and investing in rental properties by guest speaker--Eric Martin, Social Housing Consultant (tentative)
5	10/05(Tuesday): <b>Seminar 1</b> Policy for residential rental housing <a href="http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_06r17_e.htm">http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_06r17_e.htm</a> <a href="http://www.ltb.gov.on.ca/en/index.htm">http://www.ltb.gov.on.ca/en/index.htm</a> <b>10/07 (Thursday): In-class Midterm Exam 1</b>
6	10/12(Tuesday): Real Estate Development—MG Chapter 24; <b>Quiz 2</b> 10/14(Thursday): <b>Seminar 2</b> Seniors Housing Options
7	10/19(Tuesday): Real Estate Development (continued); <b>Assignment</b> due in class 10/21(Thursday): <b>Seminar 3</b> - David Hulchanski, “How did we get here? The Evolution of Canada’s “Exclusionary” Housing System”. In Hulchanski and Shapcott “Finding Room: Policy Options for a Canadian Rental Housing Strategy,” University of Toronto Press, 2004. (on reserve at the library)
8	10/26(Tuesday): Real Estate Appraisal; <b>Quiz 3</b> 10/28(Thursday): Real Estate Financing
9	11/02(Tuesday): Real Estate Financing(continued); <b>Quiz 4</b> 11/04(Thursday): Real Estate Brokerage; Guest Speaker – Trish Schreiber (tentative)
10	<b>11/09(Tuesday): In-class Midterm Exam 2</b> 11/11(Thursday): Planning
11	11/16(Tuesday): <b>Seminar 4</b> Growth Management Strategies: Growth Plan for the Greater Golden Horseshoe, Ontario, 2006  <a href="http://www.placestogrow.ca/index.php?option=com_content&amp;task=view&amp;id=9&amp;Itemid=14">http://www.placestogrow.ca/index.php?option=com_content&amp;task=view&amp;id=9&amp;Itemid=14</a> 11/18(Thursday): Property tax & property management; <b>Quiz 5</b>
12	11/23(Tuesday): <b>Seminar 5</b> Real Estate Agents – Benefits and costs – should you use one to sell your house? Or lease your office space? <a href="http://www.reco.on.ca/">http://www.reco.on.ca/</a> 11/25(Thursday): <b>Seminar 6</b> Green Building <a href="http://www.cagbc.org/">http://www.cagbc.org/</a>
13	11/30(Tuesday): Review

## University Grading Scheme:

This course follows the University grading scheme outlined in the University Calendar:

A+	90-100 %	<b>Excellent:</b> An outstanding performance in which the student demonstrates a superior grasp of the subject matter, and an ability to go beyond the given material in a critical and constructive manner. The student demonstrates a high degree of creative and/or logical thinking, a superior ability to organize, to analyze, and to integrate ideas, and a thorough familiarity with the appropriate literature and techniques.
A	85-89	
A-	80-84	
B+	77-79	<b>Good:</b> A more than adequate performance in which the student demonstrates a thorough grasp of the subject matter, and an ability to organize and examine the material in a critical and constructive manner. The student demonstrates a good understanding of the relevant issues and a familiarity with the appropriate literature and techniques.
B	73-76	
B-	70-72	
C+	67-69	<b>Acceptable:</b> An adequate performance in which the student demonstrates a generally adequate grasp of the subject matter and a moderate ability to examine the material in a critical and constructive manner. The student displays an adequate understanding of the relevant issues, and a general familiarity with the appropriate literature and techniques.
C	63-66	
C-	60-62	
D+	57-59	<b>Minimally acceptable:</b> A barely adequate performance in which the student demonstrates a familiarity with the subject matter, but whose attempts to examine the material in a critical and constructive manner are only partially successful. The student displays some understanding of the relevant issues, and some familiarity with the appropriate literature and techniques.
D	53-56	
D-	50-52	
F	0-49	<b>Fail:</b> An inadequate performance.

### Course Evaluation

Course and instructor evaluation for this class will be handled via a separate Blackboard site during the final two weeks of the term.