

## General Course Information

<b>Instructor:</b>	Jian Zhou
<i>Email</i>	jian@uoguelph.ca
<i>Office Location</i>	Room Virtual
<i>Office Hours</i>	Wednesdays 11:00-12:00pm Toronto Time or by appointment
<i>Department/School</i>	Marketing and Consumer Studies

<b>Class Schedule:</b>	Mondays: asynchronous pre-recorded lecture videos Wednesdays: synchronous 1:00-2:20pm Room Virtual
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<b>Restrictions:</b>	This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the Department for more information.
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## Course Description

This survey course acquaints students with the theories, practices and principles of real estate and housing. Topics include how real estate assets and markets differ from other assets, government involvement in the housing and real estate sectors, non-market housing in Canada, financing real estate, and development.

## Course Learning Outcomes

**Upon successfully completing this course, you will:**

### Knowledge and Understanding:

1. Define common real estate terminology used in the industry
2. Identify and explain the major functional areas of real estate including housing policy, economics, finance, development, appraisal, brokerage, zoning, property management, and taxation.
3. Analyze real estate markets through demand and supply and their determinants, apply the concept of development feasibility, apply mortgage financing evaluation tools, compare and contrast different approaches to real estate appraisal, describe the transaction process of a residential property and discuss the duties and responsibilities of a real estate agent, and demonstrate proficiency in the basic principles of real estate zoning, property management, and

taxation.

#### **Discipline/Professional and Transferable Skills:**

4. Demonstrate the ability to effectively communicate and collaborate with fellow students to analyse a practical real estate problem.

#### **Summary of Course Content and Materials**

Due to the introductory nature, the course **covers only the basics for** real estate and housing. We will introduce you to the basic concepts of real estate and provide an initial exposure to the complexity and breadth of the real estate industry.

This course consists of two components: asynchronous (Mondays) and synchronous (Wednesdays 1:00-2:20pm). On Mondays, pre-recorded lecture videos will be posted by 9pm on CouresLink (<http://courselink.uoguelph.ca/>). Please note that a Canadian textbook is not available for our class. Lecture videos will be our main information base to succeed in quizzes and exams. On Wednesdays 1:00-2:20pm, we will be doing mostly quizzes and exams. This way we can avoid time conflict with other classes, as 1:00-2:20pm is our designated time slot. See details below.

Week-by-week schedule (subject to changes):

**Mondays: asynchronous.** Pre-recorded lectures posted on CourseLink by 9pm

**Wednesdays: synchronous** 1:00-2:20pm

Week	Subject
1	09/14(Monday): Welcome message, discussing Course Outline & Seminars; introduce Real Estate as a field of study; 09/16(Wednesday,1-2:20pm): Q&A session with instructor;
2	09/21 (Monday): Types and characteristics of real estate; 09/23 (Wednesday,1-2:20pm): Guest speaker librarian gives a brief library orientation
3	09/28(Monday): Economics of Real Estate Markets; 09/30(Wednesday, 1-2:20pm): <b>Quiz 1</b> – test only “Economics of Real Estate Markets” lecture
4	10/05(Monday): Real Estate Market Analysis; 10/07(Wednesday, 1-2:20pm): <b>Quiz 2</b> – test only “Real Estate Market Analysis” lecture
5	10/14 (Wednesday,1-2:20pm): Guest speaker Residential brokerage Due: Presentation videos of <b>Seminar 1 &amp; 2</b>
6	10/19(Monday): Real Estate Development & Review for Midterm 1 10/21(Wednesday,1-2:20pm): <b>Midterm Exam 1</b>
7	10/26(Monday): Real Estate Appraisal 10/28(Wednesday,1-2:20pm): <b>Quiz 3</b> – test only “Real Estate Appraisal” lecture
8	11/02(Monday): Overview of mortgage financing Due: Presentation videos of <b>Seminar 3 &amp; 4</b> 11/04(Wednesday,1-2:20pm): <b>Quiz 4</b> – test only “Overview of mortgage financing” lecture
9	11/09(Monday): Mortgage financing (continued); Due: Presentation videos of <b>Seminar 5 &amp; 6</b> 11/11(Wednesday,1-2:20pm): Guest speaker Commercial brokerage
10	11/16(Monday): Real Estate Investment & Review for Midterm 2 11/18(Wednesday,1-2:20pm): <b>Midterm Exam 2</b>
11	11/23(Monday): Land use planning Due: Presentation videos of <b>Seminar 7 &amp; 8</b> 11/25(Wednesday,1-2:20pm): <b>Quiz 5</b> – test only “Land use planning” lecture
12	11/30(Monday): Property tax & property management Due: Presentation videos of <b>Seminar 9, 10 &amp; 11</b> 12/02(Wednesday,1-2:20pm): Guest speaker Property management 12/04 (Friday): Make-up class for Monday Oct 12 – Review for Final
13-14	Final exam: 8:30-10:30am December 15 Tuesday

## Course Assessment

			<b>Associated Learning Outcomes</b>	<b>Due Date/ location</b>
<b>Assessment 1:</b>	20%	Midterm exam 1	LO 1 - 3	<i>Oct 21/Online</i>
<b>Assessment 2:</b>	20%	Midterm exam 2	LO 1 - 3	<i>Nov 18/Online</i>
<b>Assessment 3:</b>	30%	Final Exam	LO 1-3	<i>Dec 15/Online</i>
<b>Assessment 4:</b>	15%	Quizzes	LO 1-3	<i>Various/Online</i>
<b>Assessment 5:</b>	15%	Seminar	LO 4	<i>Various/Online</i>
<b>Total</b>	<b>100%</b>			

## Teaching and Learning Practices

**Lectures** Learning in the course is achieved through lectures and seminars: lectures will be delivered by instructor online through pre-recorded videos.

**Seminars** Seminar is self study of a topic in real estate and housing, which involves researching, presentation & peer evaluations, all as part of a small group of students. You will be asked to join a group. More details will be discussed later.

## Course Resources

### Other Resources:

CourseLink is our teaching and learning platform. Over there you can find pre-recorded lecture videos, and take quizzes and exams. I suggest that **you check it regularly**.

Communications are critically important for online courses. There are three ways to reach instructor:

- Office hour 11:00-12:00pm Wednesdays or by appointment. This will be done through Zoom meetings. More details will be offered on CourseLink.
- Discussion Board on CourseLink. Use it to ask course-related questions **which can be shared with or interest others**. You will get a response within 24 hours.
- E-mail: use it only for **personal matters** like being ill, discussing your grades, or time conflict, etc.

## Course Policies

Exams: all three exams will include only multiple-choice questions. More information will be given out during class.

Quizzes: there are five – 3% each. **Non-cumulative** or '**one-lecture**' nature: a quiz only tests your understanding of the lecture preceding the quiz. The quizzes have only short-answer questions.

## University Policies

### **Academic Consideration**

When you find yourself unable to meet an in-course requirement because of illness or compassionate reasons, please advise the course instructor in writing, with your name, id#, and e-mail contact. See the academic calendar for information on regulations and procedures for Academic Consideration:

<http://www.uoguelph.ca/registrar/calendars/undergraduate/current/c08/c08-ac.shtml>

### **Academic Misconduct**

The University of Guelph is committed to upholding the highest standards of academic integrity and it is the responsibility of all members of the University community, faculty, staff, and students to be aware of what constitutes academic misconduct and to do as much as possible to prevent academic offences from occurring.

University of Guelph students have the responsibility of abiding by the University's policy on academic misconduct regardless of their location of study; faculty, staff and students have the responsibility of supporting an environment that discourages misconduct. Students need to remain aware that instructors have access to and the right to use electronic and other means of detection. Please note: Whether or not a student intended to commit academic misconduct is not relevant for a finding of guilt. Hurried or careless submission of assignments does not excuse students from responsibility for verifying the academic integrity of their work before submitting it. Students who are in any doubt as to whether an action on their part could be construed as an academic offence should consult with a faculty member or faculty advisor.

The Academic Misconduct Policy is detailed in the Undergraduate Calendar:

<https://www.uoguelph.ca/registrar/calendars/undergraduate/current/c08/c08-amisconduct.shtml>

### **Accessibility**

The University of Guelph is committed to creating a barrier-free environment. Providing services for students is a shared responsibility among students, faculty and administrators. This relationship is based on respect of individual rights, the dignity of the individual and the University community's shared commitment to an open and supportive learning environment. Students requiring service or accommodation, whether due to an identified, ongoing disability or a short-term disability should contact Student Accessibility Services as soon as possible.

For more information, contact SAS at 519-824-4120 ext. 56208 or email [sas@uoguelph.ca](mailto:sas@uoguelph.ca) or see the website: <https://wellness.uoguelph.ca/accessibility/>

### **Course Evaluation Information**

Please refer to the [Course and Instructor Evaluation Website](#)

### **Recording of Materials**

Presentations which are made in relation to course work—including lectures—cannot be recorded or copied without the permission of the presenter, whether the instructor, a classmate or guest lecturer. Material recorded with permission is restricted to use for that course unless further permission is granted.

### **Drop date**

The last date to drop one-semester courses, without academic penalty, is Dec 4, 2020. For regulations and procedures for Dropping Courses, see the Academic Calendar:

<https://www.uoguelph.ca/registrar/calendars/undergraduate/current/c08/c08-drop.shtml>