



REAL*1820
Real Estate & Housing
Winter 2020
0.5 Credits

General Course Information

Instructor: Jian Zhou
Email jian@uoguelph.ca
Office Location MINS 213A, Ext 56634
Office Hours Thursday 11:30-12:30 or by appointment
Department/School Marketing and Consumer Studies

Class Schedule: Tuesday/ Thursday 10:00-11:20am, MACS 209

Restrictions: This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the Department for more information.

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 is a course for which a standard Canadian textbook is not available. Taking lecture notes is important. Tips: before each lecture class (usually by 9pm the night before), a condensed version of lecture notes will be posted on CouresLink (<http://courselink.uoguelph.ca/>). You are expected to read it before coming to the lecture. During the lecture, you need to take extra notes to make it a full version, which will be your main information base to prepare for quizzes and exams.

Week-by-week schedule (subject to changes)

Week	Subject
1	01/07(Tuesday): Discussing course outline; Introducing Real Estate as a field of study 01/09(Thursday): Brief library orientation; Types and characteristics of real estate; Quiz 1
2	01/14(Tuesday): Economics of Real Estate Markets; 01/16(Thursday): Guest speaker Residential brokerage
3	01/21(Tuesday): Real Estate Market Analysis; 01/23(Thursday): In-class presentations: Seminar 1 Policy for residential rental housing & Seminar 2 Seniors Housing Options
4	01/28(Tuesday): Real Estate Development 01/30(Thursday): In-class presentations: Seminar 3 Recent situation of Toronto housing price & Seminar 4 The impact of e-commerce on real estate
5	02/04(Tuesday): Real Estate Appraisal 02/06 (Thursday): In-class Midterm Exam 1
6	02/11(Tuesday): In-class presentations: Seminar 5 'Tiny' housing & Seminar 6 Green Building 02/13(Thursday): Real Estate Appraisal (continued); Quiz 2
7	Winter break – no class
8	02/25(Tuesday): Mortgage financing overview; Quiz 3 02/27(Thursday): Guest speaker Commercial brokerage
9	03/03(Tuesday): In-class presentations: Seminar 7 Growth Plan for the Greater Golden Horseshoe, Ontario & Seminar 8 Short-term rental (e.g. Airbnb) 03/05(Thursday): Mortgage financing (continued)
10	03/10(Tuesday): Real Estate Investment; Quiz 4 03/12(Thursday): In-class Midterm Exam 2

11	03/17(Tuesday): In-class presentations: Seminar 9 Dual real estate agency & Seminar 10 How to sell a house by yourself without a realtor? 03/19(Thursday): Land use planning; Quiz 5
12	03/24(Tuesday): Property tax & property management; 03/26(Thursday): In-class presentation Seminar 11 House closing costs
13	03/31(Tuesday): Guest speaker Property management; 04/02(Thursday): Review for Final
14-15	Final exam: TBA

Course Assessment

			Associated Learning Outcomes	Due Date/ location
Assessment 1:	20%	Midterm exam 1	LO 1 - 3	<i>Feb 06/ in class</i>
Assessment 2:	25%	Midterm exam 1	LO 1 - 3	<i>Mar 12/ in class</i>
Assessment 3:	35%	Final Exam	LO 1-3	<i>TBD</i>
Assessment 4:	5%	Quizzes	LO 1-3	<i>Various/ in class</i>
Assessment 5:	15%	Seminar	LO 4	<i>Various/In class</i>
Total	100%			

Teaching and Learning Practices

Lectures Learning in the course is achieved through lectures and seminars: lectures will be delivered by instructor through PowerPoint slides

Seminars Seminar is self study of a topic in real estate and housing, which involves researching, summary-writing, in-class presentation & discussions, 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:

We will use CourseLink to post the condensed lecture notes and make important announcements. Check it often.

Course Policies

Exams: all exams will include only M/C questions. More information will be given out during class.

Quizzes: there are five – 1% each. A quiz is given at the end of a certain lecture. It only tests your understanding of the lecture delivered on the quiz day (this means no need to prepare before coming to the quiz. All you need to do is to listen and understand the lecture delivered that day). The quizzes may have either multiple choice or short answer questions or both.

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 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 April 03, 2020. For regulations and procedures for Dropping Courses, see the Academic Calendar:

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

Date Submitted to Chair:	
Chair Signature (Approval):	
Date Approved by Chair:	11 th December, 2019