

## Module Outline

**Module Code** : RE2701  
**Module Title** : Urban Planning  
**Semester** : Semester 1, Academic Year 2022/2023  
**Faculty** : NUS Business School  
**Department** : Real Estate

### Instructor(s)

Adjunct Associate Professor Choo Kian Koon, Steven ([bizckks@nus.edu.sg](mailto:bizckks@nus.edu.sg))

### Overview

The module will provide students with a thorough understanding of urban planning principles and processes that influence the function and design of cities. It will include an introduction to the history of modern city planning, and contemporary planning concepts such as Garden Cities, City Beautiful movement, Vertical Cities, etc. There will also be a discussion of New Town Planning, Urban Renewal and conservation. Singapore will be introduced as a case study, but selected cities elsewhere are discussed for comparison and better understanding.

- Students are first introduced to the origin of cities and the concept of urban planning and its relationship with cities.
- This is followed by an overview of modern planning visions and theories with particular attention to public participation in urban planning.
- Next, the course delves into the various techniques and tools for making plans at strategic, regional and local levels. Singapore's planning history and system, development control and implementation of plans provides the case study.
- The final part of the course gives a basic understanding of urban design and conservation, principles of planning for sustainability and liveability; and looks at some recent developments in smart cities and urban planning.

### Learning Outcomes

- Greater awareness and appreciation of cities, urban planning and design
- Sensitivity and credible perspective regarding urban governance, policies and citizen participation
- Ability to accurately explain, meaningfully interpret, and effectively apply the knowledge gained through the course

### Module Prerequisite(s)

RE1701

### Module Preclusion(s)

NIL

### General Guide & Reading

Course readings consist of a wide range of literature in the fields of urban planning and design. Selected references pertaining to weekly topics are uploaded in the LumiNUS.

### Tentative Schedule & Outline

Lesson/ Week	Topic	Activity
1	Cities & Planning 1 (Urban Evolution and Planning)	Lecture
2	Cities & Planning 2 (Modern Planning and Visions)	Lecture
3	History of Plans in Singapore	Lecture & Tutorial 1
4	A Brief on Planning Theories	Lecture & Tutorial 1
5	Participatory Planning	Lecture & Tutorial 2
6	Making of Plans 1 (Long Range Strategic Planning)	Lecture & Tutorial 2
7	Making of Plans 2 (Land Use Projections and Transportation Planning)	Lecture & Tutorial 3/ Group Project 1 due
8	Making of Plans 3 (Local Planning, DGPs and Master Plan)	Lecture & Tutorial 3/ Group Project 1 due
9	Development Control 1 (The Planning Act and Regime)	Lecture & Tutorial 4
10	Development Control 2 (Development Charge, Implementation of Plans)	Lecture & Tutorial 4
11	Urban Design & Conservation	Lecture & Tutorial 5/ Group Project 2 due
12	Urban Renewal & Planning for Sustainability and Liveability	Lecture & Tutorial 5/ Group Project 2 due
13	Revision	
<b>Reading Week</b>		
<b>Examination Week (2 weeks)</b>		

### Assessment

Assessment Components	Weightage
Continuous Assessment	
<ul style="list-style-type: none"> <li>• Attendance/participation at tutorials</li> <li>• Group project 1 (Debate)*</li> <li>• Group project 2 (Planning Area Study/Presentation) *</li> </ul>	20%
	20%
	20%
Final Examination	40%

Total	100%
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\*Includes peer assessment

### **Academic Honesty & Plagiarism**

Academic integrity and honesty are essential for the pursuit and acquisition of knowledge. The University and School expect every student to uphold academic integrity & honesty at all times. Academic dishonesty is any misrepresentation with the intent to deceive, or failure to acknowledge the source, or falsification of information, or inaccuracy of statements, or cheating at examinations/tests, or inappropriate use of resources.

Plagiarism is “the practice of taking someone else’s work or ideas and passing them off as one’ own” (The New Oxford Dictionary of English). The University and School will not condone plagiarism. Students should adopt this rule - You have the obligation to make clear to the assessor which is your own work, and which is the work of others. Otherwise, your assessor is entitled to assume that everything being presented for assessment is being presented as entirely your own work. This is a minimum standard. In case of any doubt, you should consult your instructor.

### **Additional guidance is available at:**

- <http://www.nus.edu.sg/registrar/administrative-policies-procedures/acceptance-record#NUSCodeofStudentConduct>
- <http://nus.edu.sg/osa/resources/code-of-student-conduct>

### **About me**

Dr Steven Choo has over 40 years of experience in the property industry, beginning in early 1974 with Jones Lang Wootton (JLW), Singapore. His wide range of real estate practices include research, valuation, property management, leasing, development planning and investment appraisal in both the private and public sectors.

Dr Choo has been an Adjunct Associate Professor with the Department of Real Estate (DRE) since July 2012. Before that, he has taught at the Wealth Management Institute (WMI) on real estate investment modules for private bankers and wealth managers and was a consultant to Surbana Technologies Pte Ltd. on strategic city management and development planning in Indochina, the Middle East, and Africa.

Dr Choo is currently the Chairman of real estate consultancy VestAsia Group Pte Ltd., and an Independent Director on the boards of SGX-listed Chinese developer Pan Hong Property Group, and Manulife US Real Estate Investment Trust. Prior to this, he was on the boards of Ascendas Hospitality Trust Management Pte. Ltd. and NTUC Choice Homes Cooperative Limited.

Between August 2009 and December 2011, Dr Choo served as the first CEO of the Real Estate Developers’ Association of Singapore (REDAS) and had collaborated with DRE to create the Real Estate Sentiment Index (RESI) and professional executive courses in real estate development enterprise and real estate development law.

Until March 2006, Dr. Choo was the Senior Vice President, Malaysia Investment, of CapitaLand Residential Limited, and CapitaLand Group’s country head in Malaysia. He had joined CapitaLand in January 2002 to help supervise the IPO of the Group’s (and Singapore’s) first REIT, CapitaMall Trust (CMT) in 2002, and its second REIT, CapitaCommercial Trust (CCT) in 2004. As the SVP at CapitaLand corporate office, Dr Choo’s work scope covered research, direct investments with specific focus on Southeast Asia and corporate development.

Between 1995 and 2001, Dr Choo was the National Director and Head of Research and Consultancy at Jones Lang LaSalle (JLL) Singapore. He was JLL's Asia Pacific regional head of research in charge of the firm's proprietary Real Estate Intelligence Service (REIS) in Asia and was consultant to numerous global investment and sovereign wealth funds such as ING Real Estate, GIC, and Abu Dhabi Investment Authority. Before that, he was with Richard Ellis International Property Consultants as its development consultancy and research director.

Prior to rejoining the private sector in 1993, Dr Choo was a Senior Lecturer with the School of Building & Estate Management, NUS, serving as its Academic Coordinator and Course Leader (MSc Project Management). He was also the Director, Centre for Real Estate Studies, and contributed his real estate and planning expertise to international UNDP projects as well as pioneering initiatives in Singapore such as the first private sector Development Guide Plan for Simpang and Town Council Environmental Planning for Tampines New Town.

Dr Choo was Head, (Tenancy) Lands and Estate, Ministry of Defence, before joining NUS as a full-time lecturer in 1981. His more recent public sector appointments included board seats on JTC Corporation, Singapore Land Authority, and Valuation Review Board, under the Ministry of Trade and Industry, Ministry of Law, and Ministry of Finance respectively. Dr Choo was a member of the inaugural International Resource Advisory Panel for one-north and Deputy Chairman of the Land Working Group of the Economic Review Committee (ERC) which sanctioned the REIT initiatives and the Business and Financial Centre (BFC) proposals at Marina Bay.

A Commonwealth Scholar, Dr Choo obtained an M.Phil in Environmental Planning from the University of Nottingham after graduating from the University of Singapore in Estate Management. Dr Choo holds a Ph.D in Urban Planning from the University of Washington with a Certificate of Achievement in Urban Design and is a member of the Tau Sigma Delta Honors Society in Architecture and Allied Arts, USA. He is a fellow of the Singapore Institute of Surveyors and Valuers and an affiliate member of the Singapore Institute of Planners.