Course Outline

Course Code : RE3901
Course Title : Advanced Urban Planning
Semester : Semester 1, Academic Year 2023/2024
Faculty : Associate Professor Lee Kwan Ok
Department : Real Estate
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Overview

Urban planning offers the platform for most real estate projects and real estate professionals can benefit from an understanding of urban planning. To best assess where and how to prioritize real estate investment, it is important to understand urban planning processes as well as local‑specific contexts under which urban planning operates. Adopting an urban planning attitude of "doing what's right" rather than simply "doing what's profitable" can also help real estate professionals create long‑term, successful projects.

This module will provide an in‑depth analysis of urban planning that should be addressed as part of any real estate project. Embedded in urban planning theories, it will introduce the various contemporary urban planning issues and interdisciplinary approaches that could help real estate students think holistically and innovatively beyond conventional returns on investment. Next, this module will move to main components of urban planning, covering from infrastructure, housing, and environmental planning to urban design and international planning. There will also be a discussion of plan implementation. Through diverse local and international examples, the module will demonstrate dynamic interactions between urban planning and real estate and discuss challenges in these interactions.

Learning Outcomes

Students who have successfully completed RE3901 will be able to:

- Have sound knowledge of traditional urban planning principles as well as emerging trends in urban planning that real estate professionals will encounter.
- Analyse the evolution of urban forms and contemporary urban challenges and understand how alternative planning approaches can (or cannot) address them.
- Identify the dynamic interactions between urban planning and real estate.
- Familiarize themselves with main components of urban planning including infrastructure, housing and community, environmental planning, urban design, and international planning.
- Understand major issues in each of the planning component and critically evaluate current practices of urban planning in both national and regional contexts.
- Discuss the complexity of urban planning processes that require a lot of negotiations and
- collaborations between different planners, stakeholders (including real estate professionals) and public.
- Understand the importance of socioeconomic, political, and institutional contexts under which urban planning operates through local and international examples of urban planning practices.

Course Prerequisite(s)

RE2701

Course Preclusion(s)

Nil

General Guide & Reading
- **The City Reader. 6th edition. (2016).** LeGates, Richard and Stout, Frederic (editors). Routledge Urban Reader Series. (E-book available via NUS library website)
- **Cities of Tomorrow. 4th edition. (2014).** Peter Hall (editor). Wiley Blackwell. (Available at CL RBR: TH166 Hal 2014)
- **Introduction to Urban Planning. (1979).** Anthony J Catanese and James Snyder. McGraw-Hill. (Available at CL RBR: HT166 Urb)

All other reading non-online materials will be posted on CANVAS.

Tentative Schedule & Outline

Format
RE3901 follows a lecture and tutorial format.

Lectures present the primary themes and concepts from the assigned readings, with an opportunity for questions and comments from students. I will usually introduce several discussion questions at the end of each lecture. Due to limited time during the lectures, I will mainly utilize the CANVAS forum for the further discussions on the lectures. Please note that active participants in the forum discussion will gain participation marks. The Forum will be also used to share questions and answers for the group project and final exam.

The tutorial sessions consist of: (1) structured discussion of topics related to the lectures and readings and (2) role play debates on several topics related to lectures. Active participation of all students is expected especially for tutorials.

Synopsis
The module is thematically organized into three main parts.

Part I: Contemporary Concepts of Urban Planning
- Spatial Restructuring
- Urban Redevelopment
- Globalizing Cities

Part II: Components of Urban Planning
- Infrastructure
- Housing and Community Planning
- Environmental Planning
- Urban Design
- International Planning

Part III: Urban Planning Implementation
- Zoning and Development Control
- Interactions between Planning and RE
- Urban Planning Processes

Synopsis

Week	Date	Lecture	Activity

1	14-18 Aug 2023	**Introduction and Review of Traditional Planning Principles:** Garden city and city beautiful movement; Contemporary/radiant city ideas; New town planning; Module objectives; Topics to be covered; Tasks and responsibilities	
2	21-25 Aug 2023	*Part 1* **Contemporary Planning Concepts I (Spatial Restructuring):** Suburbanization and urban sprawl; Spatial inequality and spatial mismatch; Smart growth and new urbanism; Polycentric model	
3	28 Aug - 1 Sep 2023	*Part 1* **Contemporary Planning Concepts II (Urban Redevelopment):** Failures of urban renewal; Issues surrounding gentrification; Loss of sense of community and social capital; Community-oriented redevelopment; Place making	Tutorial 1 Discussion on Singapore's Planning Concepts
4	4-8 Sep 2023	*Part 1* **Contemporary Planning Concepts III (Globalizing Cities):** Globalization and world city hypothesis; Issues arising in global cities; Importance of creative class; Search for sustainability	Tutorial 1 Discussion on Singapore's Planning Concepts
5	11-15 Sep 2023	*Part 2* **Components of Urban Planning I (Environmental Planning)**: Climate change; Natural hazards; Environmental sustainability; Importance of urban resilience *Guest Speaker (Dr. Bernhard Wittek)*	Tutorial 2 Role Play Planning Debate 1: Conservation vs. Development
6	18-22 Sep 2023	*Part 2* **Components of Urban Planning II (Urban design):** Urban design process; Interactions between urban planning and design; Heritage conservation; Sustainability *Guest Speaker (Mr. Rahul Mittal, Cistri)*	Tutorial 2 Role Play Planning Debate 1: Conservation vs. Development
	23 Sep-1 Oct 2023	**RECESS WEEK**	
7	2-6 Oct 2023	*Part 2* **Components of Urban Planning III (Housing)**: Housing demand analysis; Housing affordability	Tutorial 3 Role Play Planning Debate 2: Tax- vs. Urban Planning-Based Affordable Housing Policies
8	9-13 Oct 2023	*Part 2* **Components of Urban Planning IV (Infrastructure)**: Infrastructure requirements; Transportation planning; Public transportation	Tutorial 3 Role Play Planning Debate 2: Tax- vs. Urban Planning-Based Affordable Housing Policies

9	16-20 Oct 2023	*Part 2* **Components of Urban Planning V (Land Use)**: Zoning and development control; Evolution of land use planning; White site; Mixed use; Evolution of planning regulatory frameworks	Tutorial 4 Pros vs. Cons of PPP
10	23-27 Oct 2023	*Part 3* **Urban Panning Implementation I:** Tension between private and public interest; Cities as real estate growth machine; Incentives given to real estate; Public benefits provided by developers	Tutorial 4 Pros vs. Cons of PPP
11	30 Oct - 3 Nov 2023	*Part 3* **Urban Panning Implementation II:** Top down vs. bottom up; Evolution of urban institutions; Governance; Smart city governance; Participatory planning	Consultation for the group project (mainly online – offline with appointment only)
12	6-10 Nov 2023	*Part 3* **Urban Panning Implementation III:** Smart town planning; Smart mobility; Smart sustainability	Tutorial 5 Group project presentation (with invited jury members, TBD)
13	13-17 Nov 2023	**Class Wrap-up and Review**	Tutorial 5 Group project presentation (with invited jury members, TBD)
	18 – 24 Nov 2023	**READING WEEK**	
	25 Nov – 9 Dec 2023	**EXAMINATION (2 WEEKS)**	

Assessment

Assessment Components	Weightage (%)
Group Project (Evaluation of Planning Practices) • Select one component that you want to analyse for Singapore's urban planning (e.g. infrastructure, housing and community, environmental planning, urban design, and international planning). • Report what Singapore has recently done the practices of this component. You could focus on the MND's Land Use Plan 2030, URA's Master Plan 2014/2019 or any other major planning initiatives. • Evaluate how (in)effective they are. In doing so, you could use comparative analyses with other cities to draw cross-city lessons.	25

Role Play Debate + Policy Briefs • There are 3 topics for role play debates included in the syllabus addressing challenges in various fields of planning. 1/3 of the students will be assigned to present pros (about 5 people) and cons (about 5 people) in each debate. After listening to one opinion (3-5 min presentation) the floor will be open for questions and discussion, then another person in a 3-5 min presentation will defend the opposite point of view followed by more discussion. All the students will have to prepare Policy Briefs for debate topics they do not need to present on and are expected to ask questions and provide comments. Rotation of topics will allow every student to participate in the course of the semester. • Each policy brief is a 2 double-space pages long paper (excluding references) summarizing and synthesizing the assigned readings and lecture materials covered in class. You should highlight the key issues of the debate. For example, what are the main reasons scholars argue about the issue? What are the main arguments against either a course of action? You will not write a policy brief on the topic for which you make a presentation during a tutorial. Policy Briefs must be turned in the day of the role debate.	15
Online Quizzes	10
Participation in Discussions on the CANVAS Forum and Other Tutorials	15
Final Exam (E-Exam; Open Book)	35
Total	**100**

Academic Honesty & Plagiarism

Academic integrity and honesty is 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, including AI tools like ChatGPT.

In this regard, representing an AI's output as your own work is plagiarism. Improper uses of AI tools which can be construed as plagiarism include, but are not limited, to the following:

a) Generating an output and presenting it as your own work
b) Generating an output, paraphrasing it and then presenting it as your own work
c) Processing an original source not created by yourself to plagiarize it *(e.g. using an AI paraphrasing tool to disguise someone else's original work)*

The University and School will not condone plagiarism. If you have used an AI tool to complete any assigned work, in whole or in part, you must acknowledge it at the end of the assignment. Your assessor is entitled to

assume that everything being presented for assessment is entirely your own work. You have the obligation to declare when it is not. 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

I am Associate Professor and Dean's Chair of Urban Planning at the Business School at the National University of Singapore (NUS). I am also the Deputy Head in the NUS Department of Real Estate. I won the NUS Annual Teaching Excellence Award for 2016/2017 as well as the School Teaching Excellence Award for 2015/6, 2016/7, and 2018/9.

I truly enjoy teaching real estate and urban planning that have practical and interdisciplinary natures between economic, socio-political and physical components. I am proud that my education exposing students to international cases and application to local contexts has inspired some students to shatter stereotypes to become critical thinkers and aspire changes in the built environment. Teaching these subjects also means that I and students could achieve mutual growth because there is no single answer for any question raised. As we learn from each other and collaborate for research, I am strongly motivated for my education as both a teacher and a learner.

My research interests include housing markets and residential choice, urban policy analysis, urban spatial dynamics, and big data analytics. I am Editor, Associate Editor or Co-Editor of four prominent journals in the field of urban planning and regional science, including Housing Studies, International Journal of Urban Sciences, Journal of Housing and the Built Environment, and Territory, Politics, Governance. I also sit on the editorial boards of nine peer-reviewed journals including Housing Studies, the Journal of Korea Planning Association, and the Journal of Korea Real Estate Analysis. I am a board member of the Asian Real Estate Society (AsRES) and an AsRES representative to the International Real Estate Society Board. I have also served as an academic expert and commentator for international organizations and government bodies including the Asian Development Bank, the World Bank, the Office of Policy Development and Research of the U.S. Department of Housing and Urban Development, and the Ministry of Land, Infrastructure and Transport of South Korea.

Prior to joining NUS, I received my PhD in Policy, Planning, and Development from the University of Southern California and Master in Urban Planning from Harvard University. By teaching this module and interacting with students, I hope to produce more real estate professionals and urban planners who will significantly contribute to the built environment in Singapore and beyond.