

## Course Outline

**Course Code** : RE1707  
**Course Title** : Real Estate, Society & Enterprise  
**Semester** : Semester 1, Academic Year 2025/26  
**Faculty** : Prof Lee Kwan Ok / Prof Qin Yu / Dr Grace Wong  
**Department** : Real Estate  
**Email** : [kwan.lee@nus.edu.sg](mailto:kwan.lee@nus.edu.sg) / [bizqyu@nus.edu.sg](mailto:bizqyu@nus.edu.sg) / [bizgwong@nus.edu.sg](mailto:bizgwong@nus.edu.sg)

### Overview

Real estate is the study of the physical environment that surrounds us, and the buildings that we live, work and play in. This introductory course is divided into two major components: (1) The Place-making segment covers the planning, provision and management of cities and buildings. Topics include strategic master planning, urban design, growth and sustainability of cities, urban economics, housing affordability and home ownership. (2) The Money-making segment discusses the business and enterprise part of real estate. Topics include real estate investment and market analysis, branding and property product positioning, finance and securitisation, real estate investment trusts (REITs) and private equity. The course describes the public and private institutions and the “rules of the game” which ensure that cities develop harmoniously, with people that are part of resilient communities, and businesses that thrive. Real-life case studies complement a wide spectrum of theoretical concepts to teach students about government regulations, affordability, wealth accumulation, project management, property technology, and other topics essential to understand prevailing market conditions and future trends in the real estate industry.

### Learning Outcomes

Through this course, students will learn:

- How the urban environment is planned and developed
- How real estate, in the form of land and buildings, are managed and marketed
- How real estate such as homes and investment properties are purchased and owned

### Course Prerequisite(s)

Nil

### Course Preclusion(s)

If undertaking an Undergraduate Degree THEN must not have completed RE1701 at a grade of at least D.

### General Guide & Reading

Nil

### Workload Hours

Activity	Total Duration	Remarks
Lecture	1	
Tutorial	1	
Laboratory	0	

Activity	Total Duration	Remarks
Project/Assignment	1	
Workshop/Seminar/Fieldwork	0	
Others, include preparatory work	2	Preparation work

### Tentative Schedule & Outline

Week	Date	Topic	Activity
1	11 – 15 Aug	Lecture 1: Plan-making – The Singapore Story (The Inspiration)	<ul style="list-style-type: none"> <li>Group Project Brief</li> <li>Group Formation</li> <li>Project Consultation</li> </ul>
2	18 – 22 Aug		
3	25 – 29 Aug	Lecture 2: Place-making – Institutions and Regulations (The Context)	In-class activity
4	1 – 5 Sep		
5	8 – 12 Sep	Lecture 3: Place-making – From Space Planning to Place-making (The Strategy)	In-class activity
6	15 – 19 Sep		
	<b>20 – 28 Sep</b>	<b>RECESS WEEK</b>	
7	29 Sep – 4 Oct	Lecture 4: Money-making – Real Estate Wealth Creation (The Growth)	Quiz 1 (Lectures 1 – 3, Pen & Paper)
8	6 – 10 Oct		
9	13 – 17 Oct	Lecture 5: Money-making – Real Estate Investment & Finance (The Wealth)	In-class activity
10	20 – 24 Oct <i>Deepavali – 20 Oct</i>  <i>NUS Well-being Day – 21 Oct</i>		
11	27 – 31 Oct	Lecture 6: Megatrends in the Real Estate Industry (The Future)	Quiz 2 (Lectures 4 – 5, Pen & Paper)
12	3 – 7 Nov		
13	10 – 14 Nov		<ul style="list-style-type: none"> <li>Group Project Submission</li> <li>Peer Review Submission</li> <li>End-of-Semester Reflection Submission</li> </ul>
	<b>15 – 21 Nov</b>	<b>READING WEEK</b>	
	<b>22 Nov – 6 Dec</b>	<b>EXAMINATION (2 WEEKS)</b>	

### Assessment

Assessment Components	Weightage (%)
<u>Group Work</u>	
<ul style="list-style-type: none"> <li>Group Project</li> </ul>	40%
<u>Individual Work</u>	
<ul style="list-style-type: none"> <li>In-Class Tutorial Participation</li> </ul>	20%
<ul style="list-style-type: none"> <li>Quiz 1 (Pen &amp; Paper; Open book)</li> </ul>	10%
<ul style="list-style-type: none"> <li>Quiz 2 (Pen &amp; Paper; Open book)</li> </ul>	10%

<ul style="list-style-type: none"> <li>• End-of-Semester Reflection</li> <li>• Peer Review (optional)</li> </ul>	20% 0%
<b>Total</b>	<b>100</b>

### **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.

Plagiarism is “the practice of taking someone else’s work or ideas and passing them off as one’s 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**

#### **Wong Khei Mie, Grace**

Grace K.M. WONG is a Senior Lecturer at the School of Business, National University of Singapore. Her academic qualifications include B.Sc. (Estate Management) (Honours) and M.Sc. (Property & Maintenance Management) at NUS, as well as MPhil (Housing Economics) and PhD (Housing Economics) at University of Cambridge, UK. Since 1989 when she first joined NUS, Dr. Wong has taught a wide range of core, elective and GEM modules, and has won numerous teaching awards including NUS Annual Teaching Excellence Awards, School of Design & Environment Teaching Excellence Awards as well as GEM and SS Incentive Scheme Awards. Dr. Wong is an Alumnus of the NUS Teaching Academy as well as Member of the School of Business Teaching Excellence Council. Her teaching research publications, which focus on her pedagogical initiatives, are featured in *Ideas on Teaching*, *CDTL Brief*, *CDTLink*, *Teaching Connections* as well as in conferences for teaching and learning in higher education.

#### **Lee Kwan Ok**

I am Professor of Real Estate 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 received numerous awards, including the Annual Teaching Excellence Award for 2016/2017, the Business School Teaching Excellence Awards for 2020/2021 and 2022/2023, and the School Teaching Excellence Awards for 2015/2016, 2016/2017, and 2018/2019.

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. By teaching this course 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.

Qin Yu

Yu Qin is a Professor in the Department of Real Estate at the NUS business school. She holds a PhD in Applied Economics from Cornell University. She teaches Real Estate Finance and Real Estate Economics. Her research interest lies in the field of environmental and urban economics.