

Course Outline

Course Code : RE1707
Course Title : Real Estate, Society & Enterprise
Semester : Semester 2, Academic Year 2025/26
Faculty : Prof Joseph Ooi / Dr Grace Wong / Dr Sky Seah
Department : Real Estate
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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	12 – 16 Jan	Lecture 1: Plan-making – The Singapore Story (The Inspiration)	<ul style="list-style-type: none"> Group Project Brief Group Formation Project Consultation
2	19 – 23 Jan		
3	26 – 30 Jan	Lecture 2: Place-making – Institutions and Regulations (The Context)	In-class activity
4	2 – 6 Feb		
5	9 – 13 Feb	Lecture 3: Place-making – From Space Planning to Place-making (The Strategy)	In-class activity
6	16 – 20 Feb <i>Lunar New Year - 17 & 18 Feb</i>		
	21 Feb – 1 Mar	RECESS WEEK	
7	2 – 7 Mar	Lecture 4: Money-making – Real Estate Wealth Creation (The Growth)	Quiz 1 (Lectures 1 – 3, Pen & Paper)
8	9 – 13 Mar		
9	16 – 20 Mar	Lecture 5: Money-making – Real Estate Investment & Finance (The Wealth)	In-class activity
10	23 – 27 Mar		
11	30 Mar – 3 Apr <i>Good Friday – 3 Apr</i>	Lecture 6: Megatrends in the Real Estate Industry (The Future)	Quiz 2 (Lectures 4 – 5, Pen & Paper)
12	6 – 10 Apr		
13	13 – 17 Apr		<ul style="list-style-type: none"> Group Project Submission Peer Review Submission End-of-Semester Reflection Submission
	18 – 24 Apr	READING WEEK	
	25 Apr – 9 May	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
<u>Group Work</u>	
<ul style="list-style-type: none"> Group Project 	40%
<u>Individual Work</u>	
<ul style="list-style-type: none"> In-Class Tutorial Participation 	20%
<ul style="list-style-type: none"> Quiz 1 (Pen & Paper; Open book) 	10%
<ul style="list-style-type: none"> Quiz 2 (Pen & Paper; Open book) 	10%
<ul style="list-style-type: none"> End-of-Semester Reflection 	20%
<ul style="list-style-type: none"> Peer Review (optional) 	0%

Total	100
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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.

Joseph Ooi



Joseph Ooi is a Professor of Real Estate in NUS Business School, National University of Singapore (NUS), where he is serving as Director of the Executive Certificate in Real Estate Finance (ECREF). He is also co-director of the Institute of Real Estate and Urban Studies (IREUS).

He was President of the *International Real Estate Society*, which is a federation of six regional academic societies. His notable services include:

Vice-Dean (Academic) of NUS School of Design and Environment (SDE); Fellow of the NUS Teaching Academy; Exco of Urban Land Institute (ULI), Singapore; Professorial Fellow of Centre for Liveable Cities under the Ministry of National Development, Singapore; external examiner/advisor for University of Reading and

University of Auckland; board of director of Asian Real Estate Society and editorial board of many real estate journals.

Joseph has published more than 60 peer-reviewed academic papers. He won many research, teaching and service awards, including *NUS Young Researcher Award* and *NUS Outstanding Educator Award*, the highest accolades in NUS, and the International Real Estate Society's *Achievement Award* for outstanding contribution to research, education and practice at the international level. He was inducted as a Fellow of the Weimer School of Advanced Studies in Real Estate & Land Economics for his outstanding and impactful scholarly accomplishments. He received a Public Administration Medal from the Singapore's Prime Minister Office for his contributions in the field of education.

Joseph obtained his B.Sc. and M.Sc. degrees in real estate from NUS and a PhD in Real Estate Finance from the University of Manchester (*formerly UMIST*).

Sky Seah Kiat Ying Mrs Fesselmeyer K Y

Kiat Ying Sky Seah, Ph.D. is a Senior Lecturer at the NUS Department of Real Estate with an expertise in real estate finance and urban economics. She is an award-winning educator and received her doctorate in Business from the University of Wisconsin-Madison. Dr Seah teaches Real Estate Investment Analysis and Advanced Real Estate Economics in the department. She has also taught executive courses for various organizations including SLA, NParks and URA. Dr. Seah's broad research interest covers from examining racial differences in housing markets, social capital investment to studying institutional investment in real estate. She teaches courses in urban economics and real estate investment. Her work is published in *Regional Science and Urban Economics*, *Economics Letters*, *Urban Studies*, and *Real Estate Economics*.