

Course Outline

Course Code : RE3705 / RE3901
Course Title : Urban Planning / Advanced Urban Planning
Semester : Semester 2, Academic Year 2025/26
Venues : BIZ2-0111 (Mondays); BIZ1-0205 (Thursdays)
Faculty : Assistant Prof Wang Xize
Department : Real Estate
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Overview

This course 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 course 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 course will demonstrate dynamic interactions between urban planning and real estate and discuss challenges in these interactions.

Learning Outcomes

Students who have successfully completed RE3705 will be able to:

1. demonstrate a strong understanding of traditional urban planning principles and emerging trends in urban planning that real estate professionals will encounter.
2. analyse the evolution of urban forms and contemporary urban challenges and understand how alternative planning approaches can (or cannot) address them.
3. identify the dynamic interactions between urban planning and real estate.
4. familiarize themselves with main components of urban planning including infrastructure, housing and community, environmental planning, urban design, and international planning.
5. understand major issues in each of the planning component and critically evaluate current practices of urban planning in both national and regional contexts.
6. 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.
7. 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)

RE1707* **or** RE1701

*: Suitable substitute courses may be considered on a case-by-case basis, subject to approval. Examples include CDE2501 *Liveable Cities*, GE2102 *Politics, Economies, and Space*, and GE2109 *Urban Planning in Singapore*.

Course Preclusion(s)

RE2701 **and** RE3901

General Guide & Reading

1. The City Reader. 6th edition. (2016). LeGates, Richard and Stout, Frederic (editors). Routledge Urban Reader Series. (E-book available via NUS library website)
2. Cities of Tomorrow. 4th edition. (2014). Peter Hall (editor). Wiley Blackwell. (Available at CL RBR: TH166 Hal 2014)
3. 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

Schedule

This is a one semester course, and the class will usually meet once per week with three hours per session.

Format

RE3705 follows a seminar format that includes a lecture (100-120 minutes with a break) and in-class activities.

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 Discussions for this. Please note that active participants in Discussions will gain participation marks. The Discussions platform will be also used to share questions and answers for the group project.

In-class student activities 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.

Synopsis

This course is structured into three main parts, covering foundational concepts, regulatory frameworks, and interdisciplinary approaches to urban planning.

Part I: Traditional and Contemporary Concepts of Urban Planning

- From Garden Cities to New Town Planning
- Spatial Restructuring
- Urban Redevelopment

Part II: Planning and Regulating Land uses

- Long-term strategic planning part 1
- Long-term strategic planning part 2
- Master/Development Guide plans
- Planning implementation Part 1
- Planning implementation Part 2

Part III: Multiple lens of Urban Planning

- Infrastructure/transportation
- Interactions between Real Estate and Urban Planning
- Stakeholder Engagement
- Globalizing cities

Assessment

The assessment for this class is based on 100% CA.

Assessment Components	Weightage (%)
Group Project: Singapore's Next Generation of Urban Planning	40 (Group)
Role Play Debate + Policy Briefs (Individual)	25
Weekly online quizzes (Individual)	15
Participations: Discussions, Class attendance, etc. (Individual)	20
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.

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

Dr. WANG Xize is an assistant professor at the Department of Real Estate of National University of Singapore (NUS). He is also a faculty affiliate of NUS Institute of Real Estate and Urban Studies (IREUS), NUS Cities, and NUS Centre for Family and Population Research (CFPR).

He works interdisciplinary in the fields of public policy, urban planning, public health and transportation. His current work focuses on (1) the impact of urban built environment on people’s mental health and well-being, as well as (2) how individuals and policy makers could best mitigate the negative health impacts of the incoming global challenges (e.g., climate change, and aging).

Prior to NUS, he has been a postdoctoral scholar at University of California, Berkeley. He received a Ph.D. in Urban Planning and Development at University of Southern California, a Master in Urban and Regional Planning at University of Minnesota, and a B.E. in Urban Planning and a B.A. in Economics in 2010 at Peking University, where he was also a recipient of China’s National Scholarship.

Schedule and Outline

Lesson/ Week	Date	Lecture Topic	Main In-Class Activities
1	12 Jan, 3pm/ 15 Jan, 12pm	Traditional and Contemporary Concepts of Urban Planning I (From Garden Cities to New Town Planning): Garden city and city beautiful movement; Contemporary/radiant city ideas; New town planning	
2	19 Jan, 3pm/ 22 Jan, 12pm	Contemporary Planning Concepts II (Spatial Restructuring): Suburbanization and urban sprawl; Spatial inequality and spatial mismatch; Smart growth and new urbanism; Polycentric model	
3	26 Jan, 3pm/ 29 Jan, 12pm	Contemporary Planning Concepts III (Urban Redevelopment): Failures of urban renewal; Issues surrounding gentrification; Loss of sense of community and social capital; Community-oriented redevelopment; Place making.	
4	2 Feb, 3pm/ 5 Feb, 12pm	Planning and Regulating Land Use I (Long-term strategic planning): population and land projections, spatial development strategies, Singapore's Concept/Long-term plans	
5	9 Feb, 3pm/ 12 Feb, 12pm	Planning and Regulating Land Use II (Long-term strategic planning): population and land projections, spatial development strategies, Singapore's Concept/Long-term plans	
6	(no class 16 Feb, CNY Eve)/ 19 Feb, 12pm	Planning and Regulating Land Use III (Master/Development Guide Plans): the making of local plans, visioning and programming, development guide plans/master plan in Singapore	
READING WEEK (21 Feb – 1 Mar 2026)			
7	2 Mar, 3pm/ 6 Mar, 12pm	Planning and Regulating Land Use IV (implementation of plans): development control, GLS, development charge, planning for residential towns	
8	9 Mar, 3pm/ 12 Mar, 12pm	Planning and Regulating Land Use V (implementation of plans): development control, GLS, development charge, planning for residential towns	
9	16 Mar, 3pm/ 19 Mar, 12pm	Multiple lens of Urban Planning I (Stakeholder engagement): Top down vs. bottom up; Evolution of urban institutions; Governance; Participatory planning	
10	23 Mar, 3pm/ 26 Mar, 12pm	Multiple lens of Urban Planning II (Infrastructure/transportation): Infrastructure requirements; Transportation planning; Public transportation; Smart mobility	
11	30 Mar, 3pm/ (No class 2 Apr, NUS Well-being Day)	Multiple lens of Urban Planning III (Urban Planning - Real Estate interactions): Tension between private and public interest; Cities as real estate growth machine; Incentives given to real estate; Public benefits provided by developers	

12	6 Apr, 3pm/ 9 Apr, 12pm	Multiple lens of Urban Planning IV (Globalizing cities): Globalization and world city paradigm; Issues arising in global cities; Emergence of “creative class”	
13	13 Apr, 3pm/ 16 Mar, 12pm	Class Wrap-up and Review	