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# MOS 4314F/GEOG 4460F Section – 001

## Real Estate and the City

### Fall 2019

## Course Outline

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### 1. Course Information:

- 1.1 Class Location and Time:  
SSC-1004; Wednesdays 6:30-9:30pm
- 1.2 Contact Information:  
Instructor: Dr. Diana Mok  
Office: SSC 4426  
Office Hours: Tuesdays 3-5pm  
Phone: 661-2111 x86368  
Email: [dmok3@uwo.ca](mailto:dmok3@uwo.ca)

DAN Department of Management & Organizational Studies strives at all times to provide accessibility to all faculty, staff, students and visitors in a way that respects the dignity and independence of people with disabilities. Please contact the course instructor if you require material in an alternate format or if you require any other arrangements to make this course more accessible to you. You may also wish to contact Services for Students with Disabilities (SSD) at 519-661-2147 for any specific question regarding an accommodation.

More information about “Accessibility at Western” is available at: <http://accessibility.uwo.ca>

### 2. Calendar Description

#### 2.1 Course Description:

The object of the course is to expose students to the theoretical and empirical underpinnings of urban form and structure. A major focus is on understanding the theories, acquiring the techniques to test the theories, and critiquing the approaches employed for the empirical tests.

2 lecture hours, 1 tutorial hour, 0.5 course

Antirequisite(s): Geography 4460F/G, the former Geography 3460E

Prerequisite(s): Geography 2210A/B, MOS 2242A/B, Statistical Sciences 2035 or equivalent and 4<sup>th</sup> year standing in any Geography or MOS modules

#### 2.2 Senate Regulations

Senate Regulations state, “unless you have either the requisites for this course or written special permission from your Dean to enroll in it, you will be removed from this course and it will be deleted from your record.

This decision may not be appealed. You will receive no adjustment to your fees in the event that you are dropped from a course for failing to have the necessary prerequisites.”

This regulation is in regards to the COURSES required. Students not in BMOS are permitted to enroll in up to 1.0 MOS courses, per the Academic Timetable.

### 3. Textbook

The course does not have a required textbook. Required course readings are posted on the course website.

### 4. Course Objectives and Format

The DAN Department of Management and Organizational Studies as a whole draws upon an evidence-based management approach. Evidence-based management is the systematic process of gathering evidence from multiple sources, critically appraising the evidence, and using that evidence in making and evaluating management decisions to improve organizational performance.

#### 4.1 Course objectives

To introduce students to the principal concepts and theories in real estate analysis. To understand the role of property development in urban and regional economic growth. To learn applied empirical methods and empirical reasoning.

#### 4.2 Course format

The course is run as a series of weekly lectures and discussions. Some class time is set aside for presentations and course administration.

### 5. Learning Outcomes

Upon successful completion of this course students will be able to:

1. Understand the conventional urban economic theories in explaining major urban land-use phenomena;
2. Critique the theories by appreciating their strengths and identifying their shortcomings;
3. Conjecture testable hypotheses, based on the conventional theories;
4. Apply empirical reasoning and statistical techniques to testing the hypotheses;
5. Demonstrate effective academic writing.

### 6. Evaluation

The course has **5 (five)** graded components: Professionalism/Participation, Weekly Commentaries on Current Issues, Seminars, Labs, and Term Essay.

- (a) **Professionalism/Participation = 10%**
- (b) **Weekly Commentaries = 10%**
- (c) **Seminars = 10%**
- (d) **2 (Two) Labs (15% each; due October 16, 2019 and November 20, 2019) = 30%**
- (e) **Group term essay (due December 4, 2019) = 40%**

**Total = 100%**

If a student misses any grade component of the course, it is the student’s responsibility to notify the instructor **within one week of the scheduled due date**. Failure to do this would result in a component grade of **0 (zero) without prior notice**. Note that all submissions should be in hardcopies and are due at noon in the instructor’s office at SSC 4426.

### **PROFESSIONALISM/PARTICIPATION:**

Students are expected to behave professionally in and outside of the classroom, especially when interacting with peers and the instructor, either face-to-face or via emails. All students are, by default, awarded with a grade of **7 (seven)** out of **10 (ten)** at the beginning of the school term. To earn a grade higher than 7 (seven), students need to be an active member in class, contributing to class discussions and activities. Meanwhile, any conducts and behaviors that are considered as unprofessional will lead to a **1 (one)** point deduction from the component grade until **ALL 7 (seven)** initial points are wiped out. The class, together with the instructor, will define the terms of reference of what constitute professional conducts and behaviors in the first lecture.

For participation, each lecture consists of a “quesdiscussion” period during which students would take turn to ask questions about the readings and/or the topic of the week. The rules for the quesdiscussion period are:

- Students can only answer any questions with another question.
- All questions should be related to the topic/readings of the week.
- Students are expected to follow the UWO student codes of conduct and refrain from using unacceptable labels or languages.

### **WEEKLY COMMENTARIES ON CURRENT ISSUES:**

Students are required to read the newspaper (e.g., The Globe and Mail) and popular journal articles (e.g., The Economist) from trusted sources and submit **5 (five)** commentaries, each no more than 100 words, during the term. Students **CANNOT** submit more than **1 (one) commentary each week**. Each commentary is worth **2 (two)** percentage points toward the course grade. Note that there are 12 (twelve) weeks in the Fall term (excluding the reading week); students should manage their time and schedule their submissions wisely.

### **SEMINARS:**

Students are expected to form groups of **no more than 5 (five)** students and pick a topic of the syllabus (approved by the instructor), for which the group will do independent research, in addition to the required readings, and lead the class discussion.

Each student is required to submit a peer evaluation of his/her group members after the seminar presentation. The evaluation will not be graded *per se*, but the instructor reserves the right to use the peer evaluation as a reference to adjust students' grades, if necessary. All students in the same group, by default, will receive the same Seminar grade for the group, unless otherwise adjusted based on peer evaluations.

### **LABS:**

There are **2 (two)** labs in total; each is worth **15 (fifteen)** percentage points towards the final course grade. The labs are applied empirical analyses, which are intended to provide students with the basic techniques to test the theories discussed in the lectures. A lab manual is provided and is downloadable from the course webpage. Students will use Excel to test the housing rent profile (Lab 1) and to construct housing price indices (Lab 2). Lab 1 is due on October 16, 2019; Lab 2 is due on November 20, 2019. They are due at noon in hardcopies in my office (SSC 4426).

To be eligible to obtain a course grade for the Labs, students are required to complete **all 2 (two)** labs. Failure to meet this requirement would lead to a grade of **0 (zero)** for the entire Labs component of the final course grade.

### **GROUP TERM ESSAY:**

Students are expected to form groups of **2 (two)** students to work collaboratively on the term essay. The term essay is a mini-research exercise. The objective of this exercise is to provide a learning experience for students to conduct a thesis-like research and to write professional academic research papers. A detailed document is provided to guide students through writing the paper. Students should pick a topic related to the course content

and obtain approval from the course instructor. The topic should be within a manageable scale and scope, with an empirical component and a clear testable (quantitatively) hypothesis. Pure qualitative descriptions without a testable hypothesis will result in a low component grade. Students are also expected to find the best available data to conduct this mini-research exercise. In case of doubt about data availability, students should consult the course instructor.

Students are reminded that the report should be written in a professional manner. Please edit your work before you submit. Essays, commentaries, and labs are to be submitted in hardcopies to Dr. Diana Mok directly. No other format will be accepted.

In sum, the breakdown of the course grades is given as follows:

<b>Graded component</b>	<b>Grade</b>	<b>Due date</b>
Professionalism/participation	10%	NA
Weekly commentaries	10%	Any 5 weeks during the term
Seminars	10%	To be approved
2 Labs	30%	Lab 1: October 16 Lab 2: November 20
Term essay	40%	December 4

Note that all submissions should be in hardcopies and are due at noon in the instructor's office at SSC 4426.

Students are **REQUIRED TO COMPLETE ALL COMPONENTS** of this course. There are no exceptions to this. Extra assignments to improve grades **will NOT** be allowed.

#### **MISSED LECTURES/LATE ASSIGNMENTS:**

Students are responsible for any lectures and/or labs that they have missed. The material will not be re-taught. Late assignments will be penalized at 10% per day late, including weekends. Assignments more than a week late will not be graded.

#### **REGRADE:**

If a student wishes to dispute a grade and/or request that an assignment/exam be remarked, they must wait at least two days after receiving the grade before requesting that the grade be changed and/or the assignment/exam be remarked. Students must also provide a written document that outlines: a) the part of the assignment/exam the student wishes to have remarked; and b) a detailed discussion why the grade should be changed and/or the assignment/exam be remarked. This discussion should include course material that supports the student's reason why the grade should be changed and/or the assignment/exam be remarked. Requests to have grades changed and/or an assignment/exam remarked must be made within two weeks of receiving the grade. The instructor reserves the right to regrade the **entire** test/exam in addition to the question(s) in dispute. The instructor also reserves the right to adjust the grade **upward or downward** as a result of regrading.

**Grades will not be adjusted on the basis of need. It is important to monitor your performance in the course.**

**Remember: *You* are responsible for your grades in this course.**

#### **LATE PENALTIES:**

Any late submissions will be deducted **10 (ten)%** out of the total component grade per day date, including weekends.

The DAN Department has a grade policy which states that for courses in the 3000-4000 range, the class average must fall between 70% and 77% for all sections of a course taught by the same instructor. In very exceptional circumstances only, class averages outside this range may be approved by the Undergraduate Chair or Chair. Class averages are not grounds for appeal.

## 7. Lecture and Examination Schedule

The following list of topics/questions/theories will be considered in sequence during the term. See the required readings on the course website.

- Introduction: Basic empirical and statistical techniques
- Urbanization: Why do cities exist?
- Internal structure of a city: How are land uses organized in a city?
- Why are cities large?
- Cities as a real estate market: Why do people own?
- How much do owners spend on maintaining their houses?
- Mortgage lending: Why was there a financial crisis in 2007–08?
- Price indices: What do they tell us?
- Retail: Why do competitors locate close to each other?
- Office: Why are skyscrapers tall?
- Governance: Is there “trust” in a neighbourhood?

## 8. Student Responsibilities

For Students should familiarize themselves with Western University Senate Regulations, please see:

[http://www.uwo.ca/univsec/academic\\_policies/index.html](http://www.uwo.ca/univsec/academic_policies/index.html).

Material covered in lectures will not always be the same as material covered in the textbook. These two sources should be viewed as complimentary and not redundant. As such, students who want to do well in this course are **strongly encouraged** to attend lectures on a regular basis. Please note that the instructor will not be providing copies of lectures notes or overheads. Therefore, if you miss a lecture, you should try to obtain this material from another student.

### 8.1 Respect

Please act respectfully towards the classroom, the Professor and your fellow students. Acting respectfully means arriving on time, turning off phones, avoiding private discussions during lectures, refraining from viewing non-course material on your laptops, and cleaning up after yourself. Acting respectfully provides a better learning experience for everyone.

Private in-class discussions are distracting to students and the Professor. If other students are distracting your attention from the material, you should ask them to be quiet. If you feel uncomfortable doing this (or the problem persists), please see the instructor.

Late arrivals are also distracting. Please try to arrive on time for classes.

### 8.2 No Recording of Classes

Students are not permitted to record any portion of a class, audio or video, without the prior written permission of the professor.

### 8.3 Copyright Notice

Lectures and course materials, including power point presentations, outlines, and similar materials, are protected by copyright. You may take notes and make copies of course materials for your own educational use. You may **not** record lectures, reproduce (or allow others to reproduce), post or distribute lecture notes, wiki material, and other course materials publicly and/or for commercial purposes without my written consent.

## 9. Exam Policies

- Bring student identification to exams.
- Nothing is to be on/at one's desk during an exam except a pencil, an eraser, and the individual's student card.
- Do not wear baseball caps to exams.
- Do not bring music players, cell phones, or other electronic devices to exams.
- To ensure fairness to all students, questions will not be answered during exams.

## 10. E-mail Policies

The following policies apply to all emails between students and the Professor. Please respect the fact that the Professor receives hundreds of emails from students and must deal with those emails in a fair and organized manner. Unacceptable emails will receive a reply saying only "Please see Email Policies on the course outline".

### 10.1 UWO.CA Email Addresses Only

For privacy reasons, students must use their Western email accounts to contact the Professor. The Professor will not respond to emails from non-uwo.ca addresses (e.g. hotmail.com, gmail.com, etc.).

### 10.2 Subject Line Must Include Course and Section Number

The subject line of emails must contain the name or number of the course, and the section number in which the student is enrolled. The Professor teaches different courses and sections and cannot properly respond to questions if he does not know which course or section you are enrolled in.

### 10.3 Acceptable Emails

- questions about the course content or materials
- asking to set up an appointment to ask questions or review an exam
- notification of illness or other special circumstances
- providing constructive comments or feedback about the course

### 10.4 Unacceptable Emails

- questions that may be answered on OWL or on this course outline
- asking when grades will be posted
- asking what grade a student received
- asking where or when an exam is scheduled or the material covered on an exam
- requests for grade increases, extra assignments, or reweighting of course components

## 11. Attendance

It is expected that students will attend all classes. The professor does not provide access to lecture notes. Students are encouraged to obtain missed lecture notes from a fellow student.

### 11.1 Short Absences.

If you miss a class due to minor illness or other problems, check your course outlines for information regarding attendance requirements and make sure you are not missing a test or exam. Cover any readings and arrange to borrow the missed lectures notes from a classmate.

### 11.2 Extended Absences.

If you are absent more than approximately two weeks or if you get too far behind to catch up, you should consider reducing your workload by dropping one or more courses. The [Academic Counsellors](#) can help you to consider the alternatives. At your request, they can also keep your instructors informed about your difficulties.

## 12. Grade Fairness

Fairness requires that all students be treated equally and be evaluated using the criteria set out in this course outline. The evaluation criteria are based on actual achievement and not on how hard a student has tried.

Claims by students of an excellent academic history, good attendance record, need to obtain or maintain a scholarship, desire to be admitted to Ivey or graduate school, or other personal issues, cannot be used to justify a higher grade in the course or a reweighting of course components. There is no extra work or assignments available for extra credit or to “make up” for a course component that was missed or performed poorly.

## 13. Posting of Grades

Midterm exam grades will be posted on OWL once the grades are available. Final exam grades and final course grades are not posted on OWL and are available once they have been posted by the Registrar under “Academic Summary” at the [Student Centre](#) website.

## 14. University Policy Regarding Illness

### 14.1 Illness

For details on University Policy and student responsibilities go to:

[https://www.uwo.ca/univsec/pdf/academic\\_policies/appeals/Academic\\_Consideration\\_for\\_absences.pdf](https://www.uwo.ca/univsec/pdf/academic_policies/appeals/Academic_Consideration_for_absences.pdf)

Students who experience an extenuating circumstance (illness, injury, or other extenuating circumstance) sufficiently significant to temporarily render them unable to meet academic requirements may submit a request for academic consideration through the following routes:

- i. Submitting a Self-Reported Absence form provided that the conditions for submission are met (maximum of 2 from September to April, valid for 48 hours or less, on course work worth less than 30%); or
- ii. For medical absences, submitting a Student Medical Certificate (SMC) : [https://www.uwo.ca/univsec/pdf/academic\\_policies/appeals/medicalform.pdf](https://www.uwo.ca/univsec/pdf/academic_policies/appeals/medicalform.pdf) signed by a licensed medical or mental health practitioner in order to be eligible for Academic Consideration; or
- iii. For non-medical absences, submitting appropriate documentation (e.g., obituary, police report, accident report, court order, etc.) to Academic Counselling in order to be eligible for academic consideration. Students are encouraged to contact their Academic Counselling unit to clarify what documentation is appropriate.

Students seeking academic consideration:

- are advised to **consider carefully the implications** of postponing tests or midterm exams or delaying handing in work;
- are encouraged to make appropriate decisions based on their specific circumstances, recognizing that minor ailments (upset stomach) or upsets (argument with a friend) are not an appropriate basis for a self-reported absence;
- **must communicate with their instructors no later than 24 hours** after the end of the period covered by either the self-reported absence or SMC, or immediately upon their return following a documented absence.

## 14.2 Make Up Examinations

The student must write a make-up exam if the regularly scheduled exam is missed for reasons for which adequate documentation is received by the instructor (this documentation must be supplied by the [Academic Counseling office](#)).

The date and time of the make-up examination will be set by the instructor, who will communicate the date to the student.

If a student is unable to meet the scheduled make-up as agreed, then the student is responsible for obtaining new accommodations from Academic Counselling, and seeking a new make-up date with the instructor within a reasonable time frame.

## 15. University Policy on Cheating and Academic Misconduct

Students are responsible for understanding the nature of and avoiding the occurrence of plagiarism and other academic offenses. Students are urged to read the section on Scholastic Offenses in the [Academic Calendar](#). Note that such offenses include plagiarism, cheating on an examination, submitting false or fraudulent assignments or credentials, impersonating a candidate, or submitting for credit in any course without the knowledge and approval of the instructor to whom it is submitted, any academic work for which credit has previously been obtained or is being sought in another course in the University or elsewhere. If you are in doubt about whether what you are doing is inappropriate, consult your instructor. A claim that "you didn't know it was wrong" will not be accepted as an excuse.

A copy of guidelines about how to avoid cheating can be obtained from the office of the [Ombudsperson](#), Room 3135 WSSB, (519) 661-3573, [ombuds@uwo.ca](mailto:ombuds@uwo.ca).

Cheating on exams will not be tolerated; students are referred to the university policy on scholastic offenses. Looking at the test of another student, allowing another student to view your exam, or obtaining information about a test in advance are all examples of cheating.

Students found cheating will receive a zero (0%) on that exam. A number of safeguards will be employed to discourage cheating. For example, examination supervisors (proctors) of the tests may ask students to move to another seat during the exam, cover their paper, avert their eyes from other students' papers, remove baseball caps, etc. This is not meant as a personal affront nor as an accusation of cheating, rather as vigilant attempts at proctoring.

The penalties for a student guilty of a scholastic offense include refusal of a passing grade in the assignment, refusal of a passing grade in the course, suspension from the University, and expulsion from the University.

## 16. Procedures For Appealing Academic Evaluations

1. In the first instance, all appeals of a grade must be made to the course instructor (informal consultation).
2. If the student is not satisfied with the decision of the course instructor, a written appeal must be sent to the Undergraduate Chair: Student Affairs of the Department of Management and Organizational Studies.
3. If the response of the Undergraduate Chair is considered unsatisfactory to the student, he/she may then appeal to the Dean of the Faculty in which the course of program was taken.
4. Only after receiving a final decision from the Dean may a student appeal to the Senate Review Board Academic. A Guide to Appeals is available from the [Ombudsperson's Office](#).



## 17. Support Services

### 17.1 Support Services

The Registrar's office can be accessed for Student Support Services at <http://www.registrar.uwo.ca>  
Student Support Services (*including the services provided by the USC listed here*) can be reached at:  
<http://westernusc.ca/services/>

Student Development Services can be reached at: <http://www.sdc.uwo.ca/>

Students who are in emotional/mental distress should refer to Mental Health@Western  
[http://www.health.uwo.ca/mental\\_health/](http://www.health.uwo.ca/mental_health/) for a complete list of options about how to obtain help.

### 17.2 Academic Concerns.

If you are in academic difficulty, it is strongly recommended that you see your academic counsellor.