

Winter 2022 Course Syllabus

MOS 4314G / GEOG 4460G Section 001 **Real Estate and the City** Course Mode (In-Person)

Instructor: Diana Mok
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1. Course Information:

1.1 Class Location and Time:

Lecture: UCC 41, Tuesdays 6:30–8:30pm
Tutorial: UCC 41, Tuesdays 8:30–9:30pm

1.2 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 4th year standing in any Geography or MOS modules

1.3 Accessibility:

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>

1.4 Land Acknowledgement:

We acknowledge that Western University is located on the traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewak and Attawandaron peoples, on lands connected with the London Township and Sombra Treaties of 1796 and the Dish with One Spoon Covenant Wampum.

With this, we respect the longstanding relationships that Indigenous Nations have to this land, as they are the original caretakers. We acknowledge historical and ongoing injustices that Indigenous Peoples (e.g. First Nations, Métis and Inuit) endure in Canada, and we accept responsibility as a public institution to contribute toward revealing and correcting miseducation as well as renewing respectful relationships with Indigenous communities through our teaching, research and community service.

<https://indigenous.uwo.ca/initiatives/docs/indigenous-land-acknowledgment.pdf>

1.5 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 regard to the COURSES required.

Students not in BMOS are permitted to enroll in up to 1.0 MOS courses, per the Academic Timetable.

2. Course Materials

The course does not have a required textbook. Required course readings are posted on the course website. (rhino.dyndns.info/GEOG4460)

3. 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.

3.1 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.

3.2 Course format

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

See the course website for the list of topics covered for the term.

Although the intent is for this course to be delivered in-person, the changing COVID-19 landscape may necessitate some or all of the course to be delivered online, either synchronously (i.e., at the times indicated in the timetable) or asynchronously (e.g., posted on OWL for students to view at their convenience). The grading scheme will not change. Any assessments affected will be conducted online as determined by the course instructor.

4. 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.

5. Evaluation

The course has **4 (four)** graded components: Professionalism/Participation, Seminars, Labs, and Term Essay.

- (a) **Professionalism/Participation = 20%**
- (b) **Seminars = 10%**
- (c) **2 (two) Labs (15% each; due February 18, 2022 and March 18, 2022, both at 23:59) = 30%**
- (d) **Group term essay (due April 8, 2022) = 40%**

Total = 100%

If a student misses any graded 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 uploaded to Drop Box on OWL before 23:59 of the scheduled due date. Class attendance is required in order for students to earn a passing grade for the course.

When deemed necessary, tests and examinations (if any) in this course will be conducted using a remote proctoring service. By taking this course, you are consenting to the use of this software and acknowledge that you will be required to provide personal information (including some biometric data) and the session will be recorded. Completion of this course will require you to have a reliable internet connection and a device that meets the technical requirements for this service. More information about this remote proctoring service, including technical requirements, is available on Western's Remote Proctoring website at: <https://remoteproctoring.uwo.ca>.

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, via emails or any media. All students are, by default, awarded with a grade of **7 (seven)** out of **20 (twenty)** 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 during the first lecture the terms of reference of what constitute professional conducts and behaviors.

SEMINARS:

Students are expected to form groups of **no more than 5 (five)** students and pick a topic from the syllabus (approved by the instructor), for which the group will conduct 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 (see PEER EVALUATION below). All students in the same group, by default, will receive the same grade as the group grade, 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).

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 expected to meet the progress checks for the following components of the term essay by the following dates:

1. **Term essay topic and title:** January 25, 2022
2. **Testable hypothesis:** February 18, 2022
3. **Downloaded data:** March 18, 2022

Students should meet these progress checks on or before the scheduled dates above. Failure to do so would result in a **3 (two)** points deduction per component from the term grade. Students are reminded that the final essay should be written in a professional manner. Please edit your work before you submit.

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

Graded component	Grade	Due date
Professionalism/participation	20%	NA
Seminars	10%	To be approved
2 Labs	30%	Lab 1: February 18 Lab 2: March 18
Term essay	40%	April 8

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

PEER EVALUATION:

Each student is required to submit a peer evaluation of his/her group members when submitting **ANY** group work of the course (the two labs and the term project). The evaluation will not be graded *per se*, but the instructor reserves the right to use the peer evaluation as a reference for adjusting students' grades, if necessary. All students in the same group will, by default, receive the same grade as the group grade, unless otherwise adjusted based on peer evaluations.

If any student receives peer evaluation(s) at 7/10 or below (or any equivalence, e.g., 3.5/5), the student would receive an adjusted grade. The adjusted grade is calculated by multiplying the group grade into the (average) peer evaluation that the student has received.

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 for 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.

6. Lecture and Examination Schedule

See the course website.

7. Student Responsibilities

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

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.

7.1 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.

7.2 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.

7.3 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.

8. Exam Policies

- Have student identification ready.
- Nothing is to be on/at one's desk during an exam, except your computer and any approved materials
- No other browsers or programs may be open while an exam is in progress.
- Students may be required to use ProctorTrack or other proctoring software.
- To ensure fairness to all students, questions will not be answered during exams.

9. 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".

9.1 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.).

9.2 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.

9.3 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

9.4 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

10. 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.

10.1 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.

10.2 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.

11. 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.

12. 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.

13. University Policy Regarding Illness

13.1 Illness

For details on the Academic Consideration for Student Absences (including accommodation, illness and self-reported absences (SRAs)), go to:

https://www.uwo.ca/univsec/pdf/academic_policies/appeals/accommodation_illness.pdf

The current Illness Policy is available here (subject to change):

https://dan.uwo.ca/undergraduate/course_information/IllnessPolicy.pdf

13.2 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.

14. 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.

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.

15. 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 Office of the Ombudsperson.

16. Support Services

16.1 Support Services

The Registrar's office provides you with information on services, courses, student finances, resources, latest news, as well as Student Central's hours of operation 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/your-services/>

Academic Support & Engagement can be reached at: <http://academicsupport.uwo.ca>

Students who are in emotional/mental distress should refer to Health and Wellness: <https://www.uwo.ca/health/> for a complete list of options about how to obtain help.

16.2 Academic Concerns.

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