

**UDES 506**  
**Course Materials**

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**May/June 2018**

## 1.0 Introduction and Overview

### 1.1 Course Description and Learning Objectives

UDES 506 provides a thorough introduction to financial analysis and market analysis for urban development projects and urban planning. The course emphasizes quantitative analysis of the market forces that shape the development of urban areas and that determine the potential for, and viability of, urban development projects. The course examines the application of financial analysis to understanding the impacts of development levies, density bonusing, and community amenity contributions.

### 1.2 Course Outline

Class	Date	Topics	Assignments
1	May 29	Introduction Financial analysis of development projects Residual land analysis Compound interest calculations	
2	May 31	Present value analysis Financial analysis of income-producing property	
3	June 5	Mortgages Review of financial analysis section of course Urban design considerations	Assignment 1 due
4	June 7	Development charges, density bonus, and community amenity contributions	
5	June 12	Development charges, density bonus, and community amenity contributions (continued)	
6	June 14	Residential market analysis	Assignment 2 due
7	June 19	Retail market analysis	
8	June 21	Office market analysis	
9	June 26	Urban design	Assignment 3 due
10	June 28	Field trip	

### 1.3 Assignments

The assignments are provided at the back of this document. The table in Section 1.2 above notes when each assignment is due (note that assignments are due at the *beginning* of the class).

The answers to the assignments are reviewed at the start of the class at which the assignment is due.

Assignments are graded numerically. The course grade is the sum of the assignment grades. There are no papers, presentations, group projects, or exams.

For any assignments submitted after the due date, the maximum achievable grade is 80%. Any assignment received after June 28 will be considered un-submitted and will receive a mark of zero.

Requirements for submitting assignments are as follows:

- Assignments must be typed and printed on 8.5" x 11" paper. Hand-written assignments will not be accepted.
- Show your work. Partial marks can be given when the steps are shown, even if the final answer is incorrect.
- Make sure the answer is clearly identified.
- If an assignment must be submitted by email (if absent from class), it must be sent as a PDF formatted to print on 8.5" x 11" paper.

## **1.4 Evaluation**

Students are required to complete the assignments, which are mainly quantitative in nature. Grades are based entirely on the assignments.

## **1.5 Instructor Contact**

Pursuant to UBC's policies, the instructor has a UBC email address which is [jay.wollenberg@ubc.ca](mailto:jay.wollenberg@ubc.ca).

However, if you are emailing the instructor with questions or submitting an assignment via email, please use the following email address to ensure that your message is received in a timely manner: **[jay@coriolis.ca](mailto:jay@coriolis.ca)**