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PROPERTY STUDIES @ UCT

Property Studies @ UCT consists of two separate, but integrated and newly revamped qualifications, the three-year BSc degree in Property Studies and the one-year BSc (honours) degree in Property Studies.

The revised curriculum aim to position the Department of Construction Economics and Management as the preeminent provider of world-class property education with a distinctly South African, African and ultimately developing-country perspective. The UCT property qualifications are not, therefore, carbon copies of any other programme, even as they are benchmarked against those of leading universities around the world.

In keeping with the standing of UCT as a research-intensive and leading university on the African continent, the new curriculum emphasises intellectual engagement with the subject matter, by prioritising the development of critical thinking, problem solving and conceptual abilities, above and beyond the acquisition of competence in the performance of professional activities.

Like other developing countries, South African society is grappling with the interrelated 'triple challenges' of poverty, unemployment and inequality. Property ownership, being the ultimate symbol of wealth, is at once the concrete manifestation of these problems and, potentially, a measure of success in dealing with them. Given the challenges of this context, and the catalytic role that property might play in bringing about a more prosperous society, the recurrent theme running through *Property Studies @ UCT* is about how property may be used to create value (i.e. wealth), for individuals, communities and the society at large. This theme resonates with interests of the entire spectrum of property market typologies and actors, whether informal or formal, wealthy or not.

These graduates will be equipped with knowledge and skills that allow them to perceive property primarily as an economic asset that should be employed to create wealth, in order to assist society deal with the challenges of poverty, unemployment and inequality. This utilitarian focus on the wealth-creation potential of property has, however, been tempered by the deliberate inculcation of a strong social ethic, anchored on the twin values of commitment to social justice and concern for the natural environment.

The legacy of apartheid and its manifestation in the current patterns of property ownership require that graduates of UCT's property programmes be sensitive to the national imperative for land reform and the need for bringing about just and equitable patterns of land ownership and access. With respect to the environment, the harmful effects of climate change and environmental degradation are apparent to all. It is noted that the built environment is the foremost consumer of energy and producer of carbon emissions. It follows therefore that our graduates, as managers, developers or financiers of property, could play a significant role in fostering environmental sustainability. In this regard, the curriculum seeks to provide both the skills and attitudes required of environmentally conscious graduates.



THE CASE FOR PROPERTY STUDIES @ UCT

QUALIFICATIONS FOR THE 4IR AND BEYOND

The curriculum engages with the key aspects of the fourth industrial revolution as these affect property markets, such as automation, bitcoin, artificial intelligence, smart buildings and smart cities, among others. This ensures that graduates remain at the forefront of technological changes shaping property asset, use and development markets for now and in the future.

WORLD-CLASS QUALIFICATIONS

The curriculum engages with topics that concern the world's most advanced property markets, such as REITs, property derivatives, tokenisation and collateralised debt obligations (CDOs), among others. Graduates will therefore be empowered to function in the most sophisticated property markets available around the world. By the same token, the curriculum ensures that South Africa will have the human resources required to keep up with the very best, and to support the innovation required to keep the local industry globally competitive.

CONTEXTUALLY GROUNDED QUALIFICATIONS

The South African property sector is a 'tale of two worlds'. You have at one end of the spectrum the formal regulated property industry, which is highly sophisticated and is, in many respects, on par with the most advanced in the world.

At the other end of the spectrum you have a property sector with characteristics more in common with those of its African neighbours, and developing countries more generally. The latter ranges from formal 'township' markets, to informal trade in formal 'RDP' houses, to informal construction and trade in 'shacks' in informal settlements. In addition, a significant amount

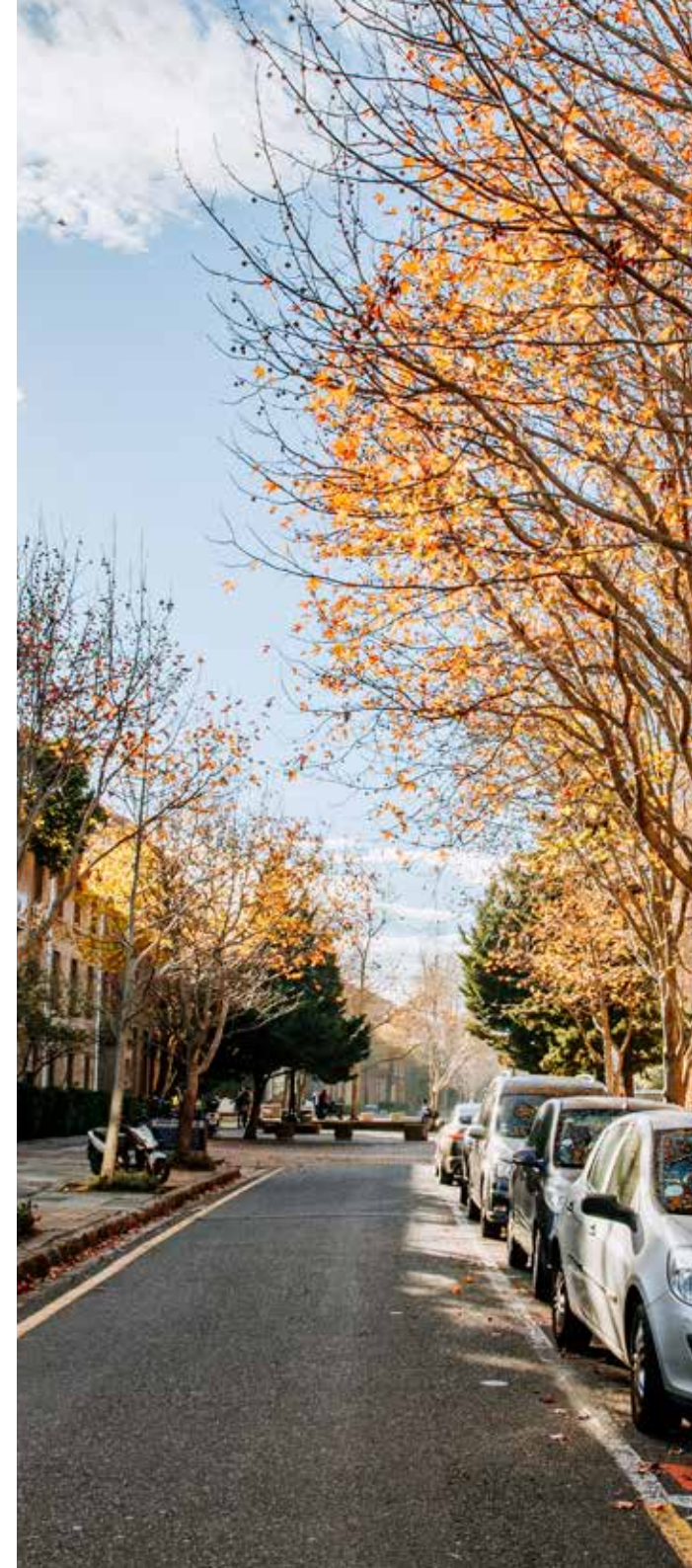
of property is held under customary ownership, with varying degrees of commercialisation. 'Property' in the South African context is therefore a more diverse concept than, say, in the developed North. *Property Studies @ UCT* responds to this. Graduates of the UCT property programme will have the knowledge, skills and aptitude to effectively function across the entire spectrum of the property sector, and to operate in contexts as diverse as Sandton and Imizamo Yethu, and Khayelitsha and Nongoma.

QUALIFICATIONS WITH A SUSTAINABILITY ETHIC

Environmental sustainability and the future of the planet is, without doubt, one of the most critical contemporary issues facing mankind. The built environment, as a foremost consumer of energy and producer of carbon emissions, is an important focal point for global efforts on environmental sustainability. The UCT Property Studies curriculum responds to the imperative for environmental sustainability in two distinct areas, namely the development of an environmental ethic as a key graduate attribute and in technical skilling. Environmental considerations permeate the curriculum at all levels. Graduates are, in particular, provided with knowledge and skills regarding methodologies, procedures and impacts of the various green building rating tools.

CUTTING-EDGE TEACHING AND LEARNING METHODS AND INFRASTRUCTURE

Property Studies @ UCT leverages the latest thinking in terms of teaching and learning pedagogies. The curriculum places great emphasis on student-centered learning and working collaboratively in teams. The curriculum is delivered in a modern way, involving a mixture of traditional face to face lectures, tutorials and lab work, as well as via online platforms. Delivery of the curriculum is enabled by advanced software, and takes place in 'state-of-the art' lecture venues, studios and labs.



THE CASE FOR THE UNIVERSITY OF CAPE TOWN

The University of Cape Town is the oldest university in South Africa and is one of the leading research universities on the African continent. It has consistently been ranked number one in Africa by various ranking organisations.

UCT has almost 30 000 students, of whom 30% are postgraduate students. The student body is diverse, which reflects the many cultures and backgrounds of the region. UCT has a strong international student body, and is currently home to over 5 000 international students from over 100 countries.

UCT has a tradition of academic excellence and research that is respected worldwide. Past students include five Nobel Laureates – Max Theiler, Alan Cormack, Sir Aaron Klug, Ralph Bunche and J M Coetzee.

UCT hosts the largest cohort of A-rated academics – academics who are global leaders in their field – than any other university in South Africa. It is therefore not surprising that UCT qualifications are highly sought after in the marketplace. Thus there has historically been virtually 100% employment for graduates of the Honours in Property Studies degree.

THE CASE FOR CAPE TOWN

One of the most popular destinations in the world, Cape Town has it all. With beaches, mountains and forests on UCT's doorstep, Cape Town is an historic, cosmopolitan city with a vibrant contemporary culture of music and art, as well as a host of sport and leisure activities.

The University's main campus lies on the lower slopes of Devil's Peak in the Cape Peninsula. The Peninsula and its environs feature some of the most breath-taking scenery in the world and offer a unique natural environment to explore during leisure time.

Cape Town forms the hub of the Western Cape, and is the centre of politics, business, industry and services in the region. More importantly, this region provides an ideal 'laboratory' for much of the UCT's teaching and research.

Cape Town in particular provides a unique environment in which to engage with concrete issues at the interface of the developing and developed world, of Africa and the world. There are few places in the world where such empirical opportunities exist.



CAREERS

Property Studies @ UCT opens up a range of career and entrepreneurial opportunities in the private, state and non-profit sectors. The list below is indicative of the options available to graduates:

Property Investor	Property Specialist	Credit Analyst
Property Developer	Acquisitions Analyst	Property Broker
Property Financier	Acquisitions Manager	Urban Land Specialist
Property/Facilities Manager	Property Strategist	Property Risk Consultant
Asset Manager	Brand Manager	Project Manager
Investment Analyst	Policy Analyst	Development Manager
Property Valuer	Housing Specialist	Lending Specialist



THE CURRICULUM IN OUTLINE

FIRST YEAR

The aim of the first year of study is to provide students with a broad base of knowledge regarding how property markets, both formal, informal and customary, and the institution of planning, interact to form broad patterns of urban spatial structure, land use and land values. Furthermore, the first-year aims to provide a basic understanding of the built environment, as an area of professional practice, of buildings as specific products, and of the process of building. Finally, the first-year exposes students to the effects of technological innovation on buildings, the building process, property markets, and urban planning and management.

<u>First Year Courses</u>	<u>UCT Credits</u>	<u>SQAQ Credits</u>	<u>HEQSF Level</u>
Property and Planning I	16	16	5
Building Construction I	16	16	5
Microeconomics	18	18	5
Mathematics 1010	18	18	5
Property and Technology	16	16	5
Property Economics I	16	16	5
Building Construction II	16	16	5
Macroeconomics	18	18	5
Statistics 1000	18	18	5
<u>Total credits</u>	<u>152</u>	<u>152</u>	



SECOND YEAR

The aim of the second year of study is to build upon the broad-based knowledge obtained in the first year, to introduce additional basic knowledge, and to provide basic skills and engender requisite values, for application in professional practice, and in the specialist areas of property market analysis, urban land use management, property valuation, property investment and finance and real property law.



<u>Second Year Courses</u>	<u>UCT Credits</u>	<u>SAQA Credits</u>	<u>HEQSF Level</u>
Property Investment and Finance I	16	16	6
Business Finance	18	18	6
Financial Accounting 1A	18	18	6
Business Law I	18	18	6
Real Property Law 1	16	16	6
Property Valuation I	16	16	6
Property and Planning II	16	16	6
Applied Statistics	24	24	6
Professionalism in the Built Environment	12	12	6
<u>Total credits</u>	<u>154</u>	<u>154</u>	

THIRD YEAR

The aim of the third year is to build upon the knowledge, skills and values developed in the first two years and to apply them in the workplace. The third year aims to provide the student with specific work-ready skills in property valuation, spatial planning, property development, property management and property investment and finance, to facilitate entry into a career within the broader property field, or for registration in-training with one or more of the relevant professional bodies.



<u>Third Year Courses</u>	<u>UCT Credits</u>	<u>SAQA Credits</u>	<u>HEQSF Level</u>
Property Investment and Finance II	16	16	7
Property and Planning III	16	16	7
Property Economics II	16	16	7
Property and Facilities Management	16	16	7
Property Valuation II	16	16	7
Property and Contract Law	16	16	7
Property Development I	16	16	7
Property and Environment	16	16	7
Property Development II	16	16	7
<u>Total credits</u>	<u>144</u>	<u>144</u>	

FOURTH (HONOURS) YEAR

The aim of the fourth (honours) year is to provide employable professional graduates to the property industry, and allied professions, and to the State and non-profit sectors: knowledgeable and skilled in the analysis of complex property investment, the valuation of specialised property and properties subject to particular legislation, in property and facilities management of buildings, and in the analysis of housing markets and policy; knowledgeable about relevant legislation and case law; and with applied research skills.

In addition, the degree programme aims to fully satisfy the criteria for accreditation in terms of the requirements of the Royal Institution of Chartered Surveyors (RICS), the South African Council for the Property Valuers Profession (SACPVP); and to provide graduates with life skills and values.

FOURTH YEAR CURRICULUM

A candidate shall complete approved courses of a value required to bring the total to a minimum of 160 credits and shall comply with all prescribed curriculum requirements.



<u>Curriculum - Compulsory Courses</u>	<u>UCT Credits</u>	<u>SAQA Credits</u>	<u>HEQSF Level</u>
Advanced Property Investment and Finance	16	16	8
Advanced Property & Facilities Management	16	16	8
Applied Property Law	16	16	8
Advanced Property Valuation	16	16	8
Advanced Property Development	16	16	8
Housing Markets, Policy and Practice	16	16	8
Treatise	32	32	32
<u>Total compulsory credits</u>	<u>128</u>	<u>128</u>	

<u>Electives</u>	<u>UCT Credits</u>	<u>SAQA Credits</u>	<u>HEQSF Level</u>
Minimum of 32 credit points from:			
Comparative Land Policy and Management	16	16	8
Automated Valuation Modelling	16	16	8
Corporate Real Estate Management	16	16	8
Valuation of Agricultural Property	16	16	8
Valuation of Mineral Property	16	16	8
Property Investment and Development in Africa	16	16	8
Valuation of Natural Resources	16	16	8
	<u>32</u>	<u>32</u>	
<u>Total credits</u>	<u>160</u>	<u>160</u>	



CORE ACADEMIC STAFF



FRANK AMETEFE

Dr Frank Ametefe is Senior Lecturer in Property Studies. He holds a Bachelor of Science in Administration (Banking and Finance), an MPhil in Finance and a PhD (Real Estate Finance) from the Henley Business School of the University of Reading. He has broad research interests in the areas of real estate investment, finance and economics. Frank has worked at the University of Reading, the University of Ghana Business School and the Wisconsin International University, Ghana. He was awarded the Nick Tyrrell Research Prize in 2018 for his work on the optimal composition of hybrid/blended real estate portfolios.

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ANN-MARIE ELLMANN

Ann-Marie Ellmann is Lecturer in Property and Construction Studies. She holds the degree of Bachelor of Architectural Studies from the University of Cape Town.

She is currently undertaking an MPhil degree (by research) within the Department. Her passion is in sustainable traditional building and architecture.

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KAREN LE JEUNE

Karen Le Jeune is Senior Lecturer in Construction Studies and Quantity Surveying. She holds the degrees BSc in Quantity Surveying (with distinction) and MSc in Property Studies, both from the University of Cape Town. Before joining the Department she practiced as a professional Quantity Surveyor, notably becoming a managing partner of Walters Simpson & Du Toit. Karen is also a professional member of The Association of South African Quantity Surveyors, a Chartered Surveyor registered with The Royal Institution of Chartered Surveyors and Pr.QS registered with The South African Council for the Quantity Surveying Profession.

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CECIL MADELL

Dr Cecil Madell is Senior Lecturer in Property Studies. He holds a PhD in local economic development (UCT), a Masters in local economic development (University of Glasgow), a Masters in City and Regional Planning (UCT) and a Bachelor of Arts (Hons) (University of the Western Cape). Cecil's professional experience stretches over a 30-year period as a private sector consultant, public official and academic within the fields of urban and regional planning, economic development and public policy. He is registered as a Professional Planner with the South African Council for Planners and he serves on the City of Cape Town's Municipal Planning Tribunal.

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Dr Kathy Michell is Associate Professor of Property and Construction Studies. She has a Bachelors degree in Quantity Surveying and a Masters degree in cost and systems engineering, both from the University of Cape Town. She holds a PhD in property management from the University of Salford. Kathy is a registered Professional Quantity Surveyor, member of the Royal Institution of Chartered Surveyors, the Association of South African Quantity Surveyors and the South African Facilities Management Association. She is the immediate Past-President of the South African Council for the Quantity Surveying Profession.

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MANYA MOOYA

Dr Manya Mooya is Associate Professor of Property Studies. Manya holds a PhD in Real Estate from the University of Pretoria, an MPhil in Land Economy from the University of Cambridge and a BSc in Land Economy from the Copperbelt University. His academic career spans over 20 years and at three different universities.

His research on property valuation theory has been published in several leading international journals. Manya is author of the book Real Estate Valuation Theory – A Critical Appraisal (Springer 2016). He is rated C2 by the National Research Foundation (NRF).

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SAUL NURICK

Saul Nurick is Senior Lecturer in Property Studies. He holds the degrees BCom, BSc(Hons) in Property Studies and MPhil, all from the University of Cape Town.

He is a member of the Royal Institution of Chartered Surveyors (RICS). Saul's teaching interests are in financial maths, property investment analysis and property finance. He is currently pursuing a PhD at the University of the Witwatersrand.

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UCHE ORDOR

Uche Ordor is Lecturer in Property and Construction Studies. He obtained both his Bachelor's and Master's degrees in architecture from the University of Jos, Nigeria. He holds the MSc degree in Property Studies from the University of Cape Town. He is a member of the Nigerian Institute of Architects and practised as a consultant architect for more than 15 years in Abuja, Nigeria. He is also a member of the International Facility Management Association (IFMA). Uche's research interests are in urban management, gentrification and facilities management in Africa. He is currently a PhD candidate in the field of strategic urban management.

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LOUIE VAN SCHALKWYK

Dr Louie van Schalkwyk is Lecturer in the Law of Real Property. She holds LLB and LLM degrees from the University of Stellenbosch and a PhD (Law) degree from the University of Cape Town.

She is also an admitted attorney, notary and conveyancer of the High Court of South Africa with seven years' experience in conveyancing and notarial practice. Her current research interests include property law and mining law.

She also lectures on different aspects of mining law, property law, expropriation and land use planning.

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FRANCOIS VIRULY

Francois Viruly is Associate Professor of Property Studies. In economics, he holds a bachelor's degree from Wits University and a master's from the University of Kent. As a property economist, he has over twenty years of experience advising public and private entities. His research interests include Urban Land Economics, Property Finance and Portfolio Management. He is a regular industry speaker and delivers courses for the South African Property Owner's Association. He is a past president of the African Real Estate Society and a Fellow of the Royal Institution of Chartered Surveyors (RICS), recently being appointed onto their Sub-Saharan Africa Market Advisory Panel.

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ABIMBOLA WINDAPO

Dr Abimbola Windapo is Associate Professor of Construction Management and has more than 30 years of experience in practice, teaching and research. She is a C2 Rated researcher with the National Research Foundation (NRF) and a Professional Construction Project Manager and Mentor registered with the South African Council for the Project and Construction Management Professions (SACPCMP) and Registered with the Council of Registered Builders of Nigeria (CORBON). Her research focusses on construction industry development, business and project management from a practice and performance perspective. She is also the Editor, Journal of Construction Business and Management (JCBM) hosted by the University of Cape Town Libraries.

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ADMINISTRATIVE STAFF



JULIE THOMPSETT

Julie Thompsett is the Departmental Manager. She loves to travel and is constantly looking for new places to visit. She likes to go for long walks with her dogs.

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WARDA SAMAAI

Warda Samai is the Administrative Officer for the two undergraduate and three honours programmes in the department.

She holds the degree Bachelor of Arts, with a double major in English Language and Literature & Media and Writing, from UCT. She is currently undertaking a PGDip in Management in Business Communication, also at UCT.

Warda is a serial chocolate eater & Grey's Anatomy fanatic.

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VANESSA DARIES

Vanessa Daries manages the front office. She likes to read 'light' romantic novels and going to the beach.

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MARK NEUTT

Mark is the general assistant. In his spare time he loves to fish, garden and DJ.

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MINIMUM ENTRANCE REQUIREMENTS

BSC IN PROPERTY STUDIES

A person who wishes to be admitted as a candidate for the Bachelor of Science in Property Studies degree programme must:

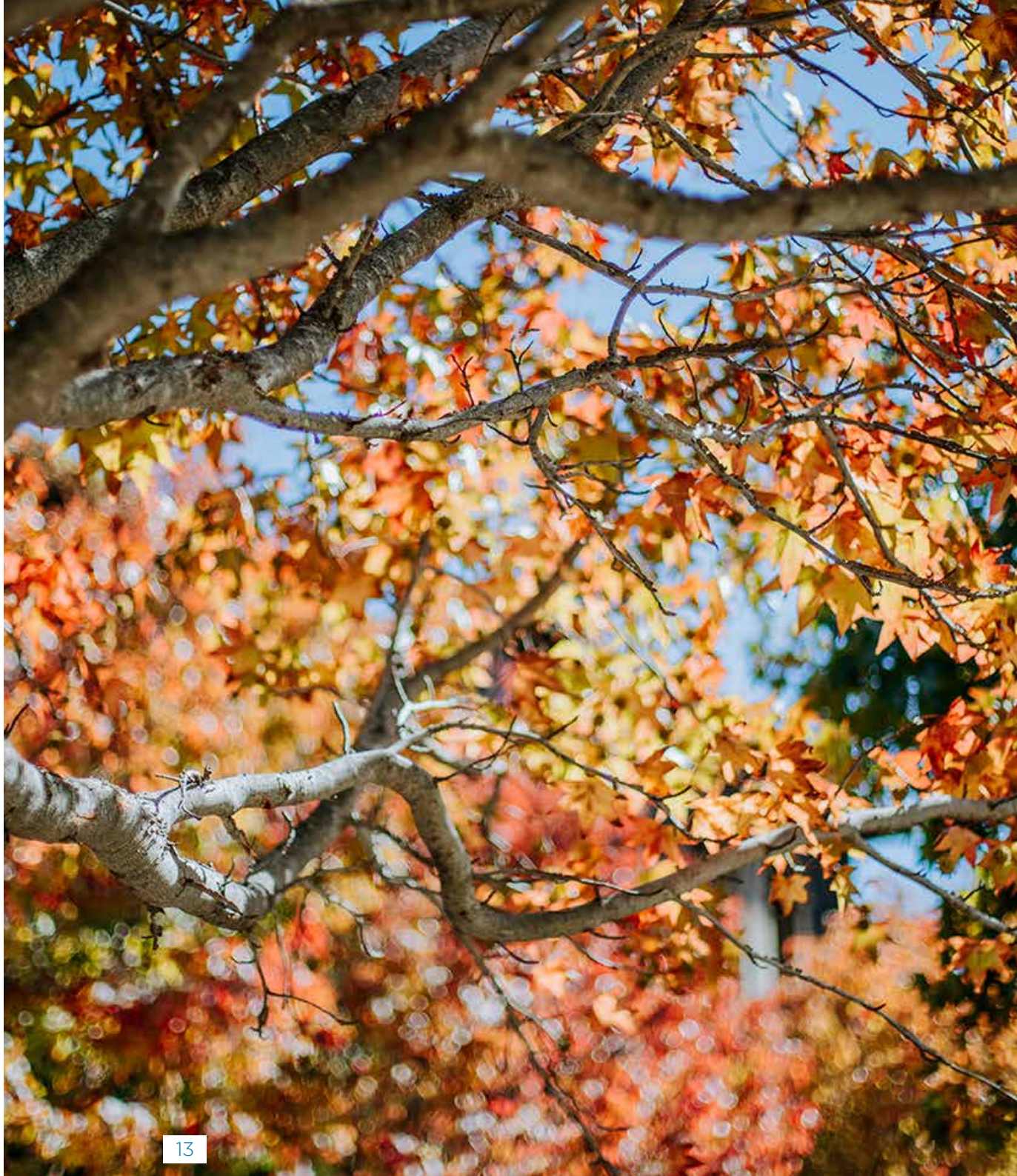
- obtain the National Senior Certificate endorsed for degree studies;
- write the National Benchmark Tests;
- obtain the required number of points (applicable to candidates writing the South African National Senior Certificate Examination);
- satisfy specified subject requirements;
- or have a degree from UCT, or another university recognised for the purpose by the Senate.

BSC (HONS) IN PROPERTY STUDIES

A person who wishes to be admitted as a candidate for the Bachelor of Science in Property Studies (Honours) degree programme must:

- obtain the BSc in Property Studies degree from UCT;
- alternatively, have another degree in the built environment at NQF level 7 from UCT, or another university recognised for the purpose by the Senate, and subject to completion of specified undergraduate courses where necessary.

International applicants should contact the Administrative Officer below for details of entrance requirements.





CONTACT DETAILS

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