



Dept. of Construction Economics and Management | CPD Courses

# Property Studies

Masters Modules 2020



# Introduction



## The Master's Programme

The Department of Construction Economics and Management offers courses aimed at equipping property development practitioners to confront the challenges of the modern world.

Six individual block release courses are offered in 2018. Continuing Professional Development students may take each course as a separate certificate course. CPD students are required to attend the lectures, but are not required to submit assignments or write the exam.

## Continuing Professional Development (CPD)

Modules of this Masters Programme are offered to Continuing Professional Development students as separate certificate courses from which a participant can obtain CPD credits. Courses consist of an intensive week at the University of Cape Town, comprising formal lectures, class assignments and seminars/tutorials.

### Who should attend?

The programme has been designed to be accessible to people in full-time employment as well as full-time students. Applicants may register for the individual master's level courses offered by the programme as Continuing Professional Development students.

*Note that a prerequisite for attendance is a NQF level 7 qualification. Applicants should provide a CV when applying.*

CPD students will be awarded a Certificate of Attendance. University credits will not be awarded to these students.

### Format

Each module is structured in the following way: a week of intensive contact time at UCT, comprising formal lectures, class assignments and seminars/tutorials.

## Property Finance

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CON5009Z: 13 – 17 January 2020

This course in property finance is an application of business finance theory to property. Topics include: mathematics of finance; property investment decision-making; capital budgeting; financing decision and capital structure; capital markets; sources and flows of capital for property investments; and types of financial instruments.

*Convenor: Dr Douw Boschhoff*

*5 CPD points, ECSA course code: UCTPSPF20*

## Urban Land Economics

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CON5008Z: 20 – 24 January 2020

This course in urban land economics covers: urban economics and urban problems; the urbanization process; the urban hierarchy; urban rent; theories of urban spatial structure; location theory; and problems in developing countries.

*Convenor: A/Prof Francois Viruly*

*5 CPD points, ECSA course code: UCTPSULE20*

## Property Law

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CON5007Z: 23 – 27 March 2020

This course aims to develop an understanding of property law. Topics include: the meaning and function of law and legal rules; the main divisions of the law; the structure of the courts, officers of the courts and different court procedures; sources of South African law; basic concepts of Private Law; an outline of South Africa's Constitution; the Bill of Rights and Land Use; the Expropriation Act; the impact of the environmental clause and environmental legislation on land use; sectional title and share block schemes; general principles of the law of contract; specific or applied contracts: sale and lease; forms of security: contractual and property rights; Insolvency law: the effect of insolvency on property and uncompleted contracts; commercial agency: estate agents; alternative dispute resolution; and case studies.

*Convenor: Dr Louie van Schalkwyk*

*5 CPD points, ECSA course code: UCTPSPL20*

## Property Development

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CON5006Z: 23 – 27 March 2020

This course in property development covers: investment evaluations; property development evaluation, incorporating: environmental impact assessments; land assembly and servicing; economic viability analysis; management and marketing of property developments; risk assessment; and whole life appraisal.

*Convenor: Mr Rob McGaffin*

*5 CPD points, ECSA course code: UCTPSPD20*

## Property Portfolio Management

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CON5021Z: 22 – 26 June 2020

This course in property portfolio management covers: Portfolio Management: the property cycle; the economic cycle; modern portfolio theory; the property portfolio. Operational Property/Asset Management: introduction to property management; legal aspects/tenant issues; maintenance/services; investment strategy and value; current trends; case studies. Strategic property/asset management; shopping centre management: management; leasing; financial control.

*Convenor: Dr Frank Ametefe*

*5 CPD points, ECSA course code: UCTPSPPM20*

## Property Valuation Theory and Practice

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CON5043Z: 29 June – 3 July 2020

This course in property valuation theory and practice covers: The Valuer; Valuation Theory - concepts and historical development; Accuracy of Valuations; The Surveyor General; Register of Deeds; Local Authorities; Town Planning Schemes; the Valuer's Records; Factors Affecting Supply and Demand in the Property Market; Different Types of Fixed Property; Factors Influencing the Value of Property; Approaches to the Valuation of Property; the Valuation Report.

Potential and its Influence on Value: Legal Concept of Potential; Economic Concept of Potential; Potential for an Alternative Use; Redevelopment Potential; Quantifying the Influence of Potential on Value; Highest and Best Use of a Property; Under-improved Property; Over-improved Property; "Wrong" or Inappropriate Development; Influence of Re-zoning on Value. Methods of Valuation I: Sales, Cost and Income Methods of Valuation. Valuation of Residential Properties: Definition of a Residential Property; Valuation Approach; Sources of Information; the Valuation Process; Limitations on Use and Development; Unimproved Properties; Improved Properties; Valuation of Township Developments including Developers' Interests. Valuation of Income Producing Properties I: Influence of Leases on Value; Valuation of Leasehold Interests; Valuation of Income Producing Properties; Overview of Capitalisation Rates and their Use in the Valuation of Income Producing Properties. South African Legislative Environment: Relevant legislation and its application to the Valuation Process. Case Law: Relevant Case Law as it pertains to the Valuation of Property. Expropriation: Legislation; Valuation for Expropriation; Valuation of Servitudes. ARGUS - Valuation DCF Software: Use of the ARGUS software for the valuation of property.

*Convenor: A/Prof Many Mooya*

*5 CPD points, ECSA course code: UCTPSPVTP20*

# Overview

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|------------------------------|---|
| <b>Programme</b>             | Property Studies Masters Modules  |
| <b>Modules and duration</b>  | Property Finance: 13 – 17 January 2020<br>Urban Land Economics: 20 – 24 January 2020<br>Property Law: 23 – 27 March 2020<br>Property Development: 23 – 27 March 2020<br>Property Portfolio Management: 22 – 26 June 2020<br>Property Valuation Theory and Practice: 29 June – 3 July 2020 |
| <b>Venue</b>                 | Upper Campus, University of Cape Town   |
| <b>CPD</b>                   | CPD points and ECSA codes as indicated per module   |
| <b>Participants</b>          | The programme has been designed to be accessible to people in full-time employment as well as full-time students. Applicants may register for the individual Master level courses offered by the programme as Continuing Professional Development students.                               |
| <b>Entrance Requirements</b> | Note that a prerequisite for attendance is an NQF level 7 qualification. Applicants should provide a CV when applying.  |
| <b>Fees*</b>                 | R13 500 (5-day course)  |

\*The course fee includes course material.

# Registration

## Registration and Cancellation

- [Register for this course](#)
- Registration covers attendance of all sessions of the course, lunch vouchers, and course material.
- Registrations close one week before the start of the course. Confirmation of acceptance will be sent on receipt of a registration form.
- Cancellations must be received one week before the start of a course, or the full course fee will be charged.
- For more information on application and registration procedures, please visit our website: [www.cpd.uct.ac.za](http://www.cpd.uct.ac.za)

## Certificates and CPD Points

A certificate of attendance will be awarded to CPD participants. Participants need to attend 80% of the lectures to qualify for an attendance certificate.

CPD participants can also request a formal university transcript, which will show this course as part of a Professional Development Career.

Please note: If you are interested in attending this course for credit purposes, you will need to register for the Masters Programme or as an occasional student. If you attend the course as a CPD participant, credit cannot be claimed in retrospect.

## Contact details

For further information on the Masters programme, please visit:

[http://www.cons.uct.ac.za/cons/postgrad/property\\_studies](http://www.cons.uct.ac.za/cons/postgrad/property_studies)

For more information or details on CPD courses, visit our website or contact us.

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**Web:** <http://www.cpd.uct.ac.za>

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