



SAPOA – UCT Property Programme

# Introduction to Property Investment and Finance

Online, 24 & 25 July; 31 July & 1 Aug and 7 & 8 Aug 2025, mornings

# Introduction

SAPOA and the University of Cape Town (UCT) are adapting to the changing training needs of the South African property market by transitioning from face-to-face to online and hybrid courses. This shift is driven by the increasing demand for online courses, the inability of companies to free employees for extended periods, and the rising costs associated with travel and accommodation for face-to-face courses.

Live interactions assist in creating a comprehensive and engaging learning environment. The proposed online format therefore includes a mix of live synchronous sessions, and online learning materials and activities. This format allows for the preservation of the 'warmth' and structure associated with face-to-face programmes while providing the flexibility of online learning. The inclusion of both academics and property professionals in the presentation further enriches the learning experience.

The SAPOA – UCT Property Programme includes three short courses:

Introduction to South African Property Programme (IPP)

**Introduction to Property Investment and Finance (IPIF)**

Public Sector Real Estate Programme (PSRP)

## Course Objective

The main objective of this course is to provide an intermediate understanding of property investment and financing concepts. It should form the knowledge basis for other specialised programmes and the Property Development Programme (PDP).

## Course Outcomes

- The characteristics of a property investment.
- The property investment objectives.
- Assessment of property investment performance.
- Property investment vehicles (REITs).
- Valuation of properties.
- Property investment entities.
- Property cash flow and investment decision making.
- Excel functions used in property investment (IRR – NPV).
- Financing the property investment.

## Course Content

Module 1: The characteristics of property investment.

Module 2: Assessment of property cash flows.

Module 3: Making the property decision.

Module 4: Assessment of property performance.

Module 5: Valuation of property investment.

Module 6: Financing property investments.

# Course Format

The course will be delivered online with live sessions, including activities like panel discussions. It will run over three weeks with two morning sessions per week, each lasting about 2 hours. Participants will also complete additional readings and quizzes for each module.

## Who Should Attend?

This course will be particularly useful all those who seek an introductory property investment course. It will be equally useful to professionals in the private and public sectors. The course does not require prior knowledge of property investment concepts but requires a understanding of Excell (not financial functions). The course should be particularly useful to professionals in the fields of:

- 1) Property Investment
- 2) Asset management
- 3) Property managers
- 4) Property brokers
- 5) Valuers

## Certificate Requirements

A digital certificate of attendance will be awarded to participants who attend at least 80% of the live sessions and complete each module.

A digital certificate of completion will be awarded to participants who attend at least 80% of the live sessions, complete each module, and achieve a minimum of 50% for the quizzes.

## Course Overview

<b>Course</b>	Introduction to Property Investment and Finance
<b>Dates and Duration</b>	24 & 25 July, 31 July & 1 August and 7 & 8 August 2025, mornings
<b>Venue</b>	Presented online via MS Teams and Amathuba (UCT's online learning platform)
<b>Format</b>	Synchronous online sessions, two mornings a week for three weeks. Total course duration including readings and quizzes: 30 hours
<b>Course fees</b>	SAPOA Members: R14 000 Non-members: R21 000
<b>Registration Deadline</b>	Thursday 10 July 2025
<b>Enquiries</b>	CPD Programme: <a href="mailto:ebe-cpd@uct.ac.za">ebe-cpd@uct.ac.za</a> SAPOA: <a href="mailto:eduofficer@sapoa.org.za">eduofficer@sapoa.org.za</a>

# Course Presenters

All the presenters on the course are recognised leaders in their fields.



**A/Prof François Viruly** is a property economist with over twenty years' experience in the analysis of the South African property market. A/Professor Viruly lectures in Urban Economics, Property Development and Portfolio Management at UCT in the School of Construction Economics and Management.

François held the position of Chief Economist at the Chamber of Mines. He was Head of Research at JHI Professional Services (valuations, research and legal services) and more recently Head of School of the School of Construction Economics and Management at Wits University. He is the director of Viruly Consulting Pty Ltd and also a fellow of RICS (Royal Institution of Chartered Surveyors). He is past President and also Executive Director of the African Real Estate Society and He is currently the president of the International Real Estate Society (IRES). Prof Viruly has undertaken extensive research into the South African property cycle, the drivers of the South African property market and the relationship between urban economics and property markets. He is the founder and director of the UCT Urban Real Estate Research Unit at the University of Cape Town



**Dr Saul Nurick** teaches on the both the undergraduate and masters Property Studies programmes at the University of Cape Town's Department of Construction Economics and Management. His teaching focuses on property financial mathematics, property feasibility analysis, property finance and environmental aspects linking to the real estate sector. He holds a BCom, BSc (Hons) (Property Studies) and MPhil degrees from the University of Cape Town. He also holds a PhD from the University of the Witwatersrand. He is registered as a chartered surveyor with the Royal Institution of Chartered Surveyors (RICS). Prior to joining UCT he worked in the listed property sector, and briefly as a consultant for a project management company in the UAE.

# Registration

## Registration and Cancellation

- [Register for this course](#)
- Registration covers attendance of all sessions of the course, and course material.
- Registrations close on 10 July 2025. Confirmation of acceptance will be sent on receipt of a registration form.
- **Cancellations must be received 7 days 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

The course is an approved University of Cape Town short course and it is accredited with the Engineering Council of South Africa for the award for CPD points.

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A digital certificate of completion will be awarded to participants who attend at least 80% of the live sessions, complete each module, and achieve a minimum of 50% for the quizzes.

## Contact details

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

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