

# University of Pretoria Yearbook 2017

## BSc Real Estate (12132024)

**Duration of study** 3 years

**Total credits** 381

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### Programme information

Real estate is the study of fixed property and related aspects such as property economics, development, management, valuation, financing, investment and marketing.

Apart from a future in areas such as property investment, property finance and facilities and property management, further studies to obtain an honours degree in real estate can lead to registration as a professional property valuer. Career opportunities encompass the whole spectrum of the property sector, whether as entrepreneurs in the private sector or as employees in the private, government or semi-governmental sectors.

The degree is awarded if all the prescribed modules have been passed.

### Admission requirements

- The following persons will be considered for admission: a candidate who is in possession of a certificate that is deemed by the University to be equivalent to the required Grade 12 certificate with university endorsement; a candidate who is a graduate from another tertiary institution or has been granted the status of a graduate of such an institution; and a candidate who is a graduate of another faculty at the University of Pretoria.
- Life Orientation is excluded when calculating the APS.
- Grade 11 results are used in the provisional admission of prospective students.
- A valid qualification with admission to degree studies is required.
- Minimum subject and achievement requirements, as set out below, are required. On first-year level a student has a choice between Afrikaans and English as language medium. In certain cases, tuition may be presented in English only, for example in electives, where the lecturer may not speak Afrikaans or in cases where it is not economically or practically viable.
- BSc (Real Estate) is a selection programme.

Minimum requirements												
Achievement level												
Afrikaans of Engels				Mathematics				Physical Science				TPT
NSS/IEB	HIGCSE	AS-Level	A-Level	NSS/IEB	HIGCSE	AS-Level	A-Level	NSS/IEB	HIGCSE	AS-Level	A-Level	
5	3	C	C	5	3	C	C	or Accounting 4	or Accounting 3	or Accounting D	or Accounting D	30

### Promotion to next study year

- Promotion to the second semester of the first year and to the second year of study**

- a. A newly registered first-year student who failed all the prescribed modules for the programme at the end of the first semester shall not be readmitted to the School for the Built Environment in the second semester.
- b. A student who complies with all the requirements of the first year of study, or has at least obtained 110 credits, is promoted to the second year of study.
- c. A student who has not obtained at least 70% of the credits of the first year of study after the November examinations must reapply for admission should he/she intend to continue with his/her studies. Written application must be submitted to the student administration of the School for the Built Environment no later than 12 January. Late applications will be accepted only in exceptional circumstances after approval by the Dean and conditions of readmission as determined by the admissions committee shall apply should first-year students be readmitted.
- d. Students who have not passed all the prescribed modules of the first year of study, as well as students who are readmitted in terms of (c) must register for the outstanding modules of the first year.
- e. A student who is repeating his/her first year, may, on recommendation of the relevant head of department and with the approval of the Dean, be permitted to enrol for modules of the second year of study in addition to the first-year modules which he or she failed, providing that he or she complies with the prerequisites for the second-year modules and that no timetable clashes occur. The number of credits per semester for which a student registers may not exceed the prescribed number of credits per semester by more than 16 credits.

## ii. **Promotion to the third year of study**

- a. A student who complies with all the requirements of the second year of study, or has at least obtained 230 credits, is promoted to the third year of study.
- b. The Dean may, on the recommendation of the Head of Department, allow a student, who qualifies for promotion to a subsequent year of study, but who has not passed all the modules of that year, to carry over those modules to the next or a later year.
- c. The number of credits per semester for which a student registers may not exceed the prescribed number of credits per semester by more than 16 credits.
- d. A student who complies with all the requirements for the degree with the exception of one year module or two semester modules, in which a final mark of at least 40% has been obtained, may be admitted to a special examination in the module(s) concerned, at the start of the ensuing semester.
- e. (e) On the recommendation of the Head of Department, the Dean may in exceptional circumstances deviate from the abovementioned stipulations, provided that no timetable clashes occur.

## Pass with distinction

The degree is conferred with distinction on a student:

- i. if no module of the second and third study year was repeated and a weighted average of at least 75% was obtained in one year in all the modules (excluding JCP 201), of the final study year;
- ii. the degree programme was completed within the prescribed three study years, and the final study year modules were passed on first registration without any supplementary or special examinations.

## Curriculum: Year 1

Minimum credits: 135

### Fundamental modules

#### Academic information management 101 (AIM 101)

<b>Module credits</b>	6.00
<b>Service modules</b>	Faculty of Engineering, Built Environment and Information Technology Faculty of Education Faculty of Economic and Management Sciences Faculty of Humanities Faculty of Law Faculty of Health Sciences Faculty of Natural and Agricultural Sciences Faculty of Theology Faculty of Veterinary Science
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Information Science
<b>Period of presentation</b>	Semester 1

#### Module content

Find, evaluate, process, manage and present information resources for academic purposes using appropriate technology. Apply effective search strategies in different technological environments. Demonstrate the ethical and fair use of information resources. Integrate 21st-century communications into the management of academic information.

#### Academic literacy for Construction Economics 122 (ALL 122)

<b>Module credits</b>	6.00
<b>Service modules</b>	Faculty of Engineering, Built Environment and Information Technology
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	2 lectures per week, 1 web-based period per week
<b>Language of tuition</b>	Module is presented in English
<b>Academic organisation</b>	Unit for Academic Literacy
<b>Period of presentation</b>	Semester 1

#### Module content

By the end of this module students should be able to cope more confidently and competently with the reading, writing and critical thinking demands that are characteristic of the field of Construction Economics.



## Academic orientation 112 (UPO 112)

<b>Module credits</b>	0.00
<b>Language of tuition</b>	Afrikaans and English is used in one class
<b>Academic organisation</b>	EBIT Dean's Office
<b>Period of presentation</b>	Year

## Core modules

### Building organisation 121 (BGG 121)

<b>Module credits</b>	3.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	1 lecture per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 1

#### Module content

The structure of the building industry and the role of building disciplines and related parties.

### Building drawings 111 (BOU 111)

<b>Module credits</b>	6.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	1 practical per week, 1 lecture per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 1

#### Module content

Students are introduced to design aspects in the built environment by doing basic technical drawings of simple building structures with appropriate detail sketches. Assignments during the semester expose the students to building plan interpretation through the following topics: foundations; super-structure; roof structure; window and door types; plan and sectional drawings and local authority submission criteria.

### Building drawings 121 (BOU 121)

<b>Module credits</b>	6.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	1 practical per week, 1 lecture per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics



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<b>Period of presentation</b>	Semester 2
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**Module content**

Broadens the vocabulary of the technical language from BOU 111. Students are introduced to other aspects of the building industry that include the following topics: topography; symbols; ergonomic design principles; orientation of buildings; perspective drawings; waterproofing and dampcourse applications.

**Building science 110 (BWT 110)**

<b>Module credits</b>	9.00
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<b>Prerequisites</b>	No prerequisites.
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<b>Contact time</b>	3 lectures per week
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<b>Language of tuition</b>	Separate classes for Afrikaans and English
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<b>Academic organisation</b>	Construction Economics
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<b>Period of presentation</b>	Semester 1
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**Module content**

Principles, methods and materials used in best practice in the construction of simple single-storey buildings up to wall plate height.

**Building science 120 (BWT 120)**

<b>Module credits</b>	9.00
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<b>Prerequisites</b>	BWT 110 GS
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<b>Contact time</b>	3 lectures per week
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<b>Language of tuition</b>	Separate classes for Afrikaans and English
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<b>Academic organisation</b>	Construction Economics
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<b>Period of presentation</b>	Semester 2
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**Module content**

Principles, methods and materials used in best practice in the construction of simple single-storey buildings from wall plate height to completion including finishes and external work. Introduction to alternative practices and materials for sustainability.

**Economics 110 (EKN 110)**

<b>Module credits</b>	10.00
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<b>Service modules</b>	Faculty of Engineering, Built Environment and Information Technology Faculty of Education Faculty of Humanities Faculty of Natural and Agricultural Sciences
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<b>Prerequisites</b>	No prerequisites.
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<b>Contact time</b>	1 discussion class per week, 2 lectures per week
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<b>Language of tuition</b>	Separate classes for Afrikaans and English
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**Academic organisation** Economics

**Period of presentation** Semester 1

### Module content

This module deals with the core principles of economics. A distinction between macroeconomics and microeconomics is made. A discussion of the market system and circular flow of goods, services and money is followed by a section dealing with microeconomic principles, including demand and supply analysis, consumer behaviour and utility maximisation, production and the costs thereof, and the different market models and firm behaviour. Labour market institutions and issues, wage determination, as well as income inequality and poverty are also addressed. A section of money, banking, interest rates and monetary policy concludes the course.

## Economics 120 (EKN 120)

**Module credits** 10.00

**Service modules** Faculty of Engineering, Built Environment and Information Technology  
Faculty of Education  
Faculty of Humanities  
Faculty of Natural and Agricultural Sciences

**Prerequisites** EKN 110 GS or EKN 113 GS and at least 4 (50-59%) in Mathematics in the Grade 12 examination or 60% in STK 113 and concurrently registered for STK 123

**Contact time** 2 lectures per week, 1 discussion class per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Economics

**Period of presentation** Semester 2

### Module content

This module deals with the core principles of economics, especially macroeconomic measurement the private and public sectors of the South African economy receive attention, while basic macroeconomic relationships and the measurement of domestic output and national income are discussed. Aggregate demand and supply analysis stands core to this course which is also used to introduce students to the analysis of economic growth, unemployment and inflation. The microeconomics of government is addressed in a separate section, followed by a section on international economics, focusing on international trade, exchange rates and the balance of payments. The economics of developing countries and South Africa in the global economy conclude the course.

## Building services 112 (GBD 112)

**Module credits** 6.00

**Prerequisites** No prerequisites.

**Contact time** 2 lectures per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Construction Economics

**Period of presentation** Semester 1

### Module content

Sanitary services; soil and waste drainage for simple, multi-storey and multi-purpose buildings; local sewage by-laws; construction of all types of sewage and sanitary fittings.

## Building services 122 (GBD 122)

<b>Module credits</b>	6.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 2

### Module content

Sanitary services; hot and cold-water supply to simple and multi-storey buildings; local by-laws; water reticulation to town development; different hot-water systems; water purification systems; water and energy saving.

## Quantities 101 (HVH 101)

<b>Module credits</b>	24.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	3 lectures per week, 1 practical per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Year

### Module content

Introduction to quantity surveying, mensuration; interpretation of drawings, methodology of measuring, working up processes, general instructions, measuring of simple building elements.

## History of the environment 122 (OMG 122)

<b>Module credits</b>	6.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Architecture
<b>Period of presentation</b>	Semester 2

## Module content

Introduction to the vocabulary of the built environment as developed over the history of human settlement. Concise history of the development of the built environment from early settlement to modern cities. The role and responsibilities of the built environment professional in engaging with built environment heritage in the form of cultural and natural landscapes.

## Mathematics 134 (WTW 134)

**Module credits** 16.00

**Service modules** Faculty of Engineering, Built Environment and Information Technology  
Faculty of Education  
Faculty of Veterinary Science

**Prerequisites** Refer to Regulation 1.2: At least 50% for Mathematics in the Grade 12 examination .

**Contact time** 4 lectures per week, 1 tutorial per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Mathematics and Applied Maths

**Period of presentation** Semester 1

## Module content

*\*Students will not be credited for more than one of the following modules for their degree: WTW 134, WTW 165, WTW 114, WTW 158. WTW 134 does not lead to admission to Mathematics at 200 level and is intended for students who require Mathematics at 100 level only. WTW 134 is offered as WTW 165 in the second semester only to students who have applied in the first semester of the current year for the approximately 65 MBChB, or the 5-6 BChD places becoming available in the second semester and who were therefore enrolled for MGW 112 in the first semester of the current year.*

Functions, derivatives, interpretation of the derivative, rules of differentiation, applications of differentiation, integration, interpretation of the definite integral, applications of integration. Matrices, solutions of systems of equations. All topics are studied in the context of applications.

## Real estate 110 (EWS 110)

**Module credits** 6.00

**Prerequisites** No prerequisites.

**Contact time** 2 lectures per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Construction Economics

**Period of presentation** Semester 1

## Module content

Introduction to real estate. Different stakeholders in the property industry and the relationship to other industries. Fields of specialization in the property industry and the role and interaction of each.





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## Real estate 120 (EWS 120)

**Module credits** 6.00

**Prerequisites** EWS 110

**Contact time** 2 lectures per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Construction Economics

**Period of presentation** Semester 2

### Module content

Introduction to property development. A study of the principles of property development including the relevant statutes and ordinances: Urban development, control of land in South Africa. Town planning.

## Curriculum: Year 2

Minimum credits: 108

### Core modules

#### Building science 210 (BWT 210)

<b>Module credits</b>	9.00
<b>Prerequisites</b>	BWT 110 GS and BWT 120 GS
<b>Contact time</b>	3 lectures per week
<b>Language of tuition</b>	Afrikaans and English is used in one class
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 1

##### Module content

Erection and construction of multi-storey buildings, including site management and temporary site work, building equipment and earthwork machinery, specialised foundations, bulk excavations and advanced concrete construction, including retaining walls. Timber and steel structures as construction methods.

#### Building science 220 (BWT 220)

<b>Module credits</b>	9.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	3 lectures per week
<b>Language of tuition</b>	Afrikaans and English is used in one class
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 2

##### Module content

Material study of metals and advanced materials. Study and development of sensitivity for and the philosophy of industrial safety, accident prevention and total loss control safety risk management in the construction industry.

#### Financial management 110 (FBS 110)

<b>Module credits</b>	10.00
<b>Service modules</b>	Faculty of Engineering, Built Environment and Information Technology Faculty of Natural and Agricultural Sciences
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	3 lectures per week
<b>Language of tuition</b>	Module is presented in English
<b>Academic organisation</b>	Financial Management
<b>Period of presentation</b>	Semester 1

## Module content

\*Only for BSc (Mathematical Statistics, Construction Management, Real Estate and Quantity Surveying) and BEng (Industrial Engineering) students.

Purpose and functioning of financial management. Basic financial management concepts. Accounting concepts and the use of the basic accounting equation to describe the financial position of a business. Recording of financial transactions. Relationship between cash and accounting profit. Internal control and the management of cash. Debtors and short-term investments. Stock valuation models. Depreciation. Financial statements of a business. Distinguishing characteristics of the different forms of businesses. Overview of financial markets and the role of financial institutions. Risk and return characteristics of various financial instruments. Issuing ordinary shares and debt instruments.

## Financial management 120 (FBS 120)

**Module credits** 10.00

**Service modules** Faculty of Engineering, Built Environment and Information Technology  
Faculty of Natural and Agricultural Sciences

**Prerequisites** No prerequisites.

**Contact time** 3 lectures per week

**Language of tuition** Module is presented in English

**Academic organisation** Financial Management

**Period of presentation** Semester 2

## Module content

\*Only for BSc (Mathematical Statistics, Construction Management, Real Estate and Quantity Surveying) students. Analysis of financial statements. Budgeting and budgetary control. Tax principles and normal income tax for individuals. Time value of money and its use for financial and investment decisions. Calculating the cost of capital and the financing of a business to maintain the optimal capital structure. Capital investment decisions and a study of the financial selection criteria in the evaluation of capital investment projects. The dividend decision and an overview of financial risk management.

## Building services 211 (GBD 211)

**Module credits** 6.00

**Prerequisites** No prerequisites.

**Contact time** 2 lectures per week

**Language of tuition** Afrikaans and English is used in one class

**Academic organisation** Construction Economics

**Period of presentation** Semester 1

## Module content

Introduction to the principles of indoor comfort. Heating, ventilation and air-conditioning systems. Installation and operation of lifts and other mechanical services. Fire detection and protection.

## Civil engineering services 220 (SKE 220)

<b>Module credits</b>	9.00
<b>Service modules</b>	Faculty of Engineering, Built Environment and Information Technology
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	3 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Civil Eng
<b>Period of presentation</b>	Semester 2

### Module content

Water reticulation; sewerage reticulation; stormwater reticulation; roads.

## Statistics 110 (STK 110)

<b>Module credits</b>	13.00
<b>Service modules</b>	Faculty of Engineering, Built Environment and Information Technology Faculty of Education Faculty of Humanities Faculty of Natural and Agricultural Sciences
<b>Prerequisites</b>	At least 5 (60-69%) in Mathematics in the Grade 12 examination. Candidates who do not qualify for STK 110 must register for STK 113 and STK 123
<b>Contact time</b>	1 tutorial per week, 1 practical per week, 3 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Statistics
<b>Period of presentation</b>	Semester 1

### Module content

Descriptive statistics:

Sampling and the collection of data; frequency distributions and graphical representations. Descriptive measures of location and dispersion.

Probability and inference:

Introductory probability theory and theoretical distributions. Sampling distributions. Estimation theory and hypothesis testing of sampling averages and proportions (one and two-sample cases). Identification, use, evaluation and interpretation of statistical computer packages and statistical techniques.

## Statistics 161 (STK 161)

<b>Module credits</b>	6.00
<b>Service modules</b>	Faculty of Engineering, Built Environment and Information Technology Faculty of Natural and Agricultural Sciences
<b>Prerequisites</b>	STK 110 GS or both STK 113 GS and STK 123 GS
<b>Contact time</b>	1 practical per week, 3 lectures per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Statistics

**Period of presentation** Quarter 3

#### Module content

\*Offered by the Department of Statistics

Multivariate statistics analysis of variance; categorical data analysis; distribution-free methods; curve fitting, regression and correlation; the analysis of time series and indices. Identification, use, evaluation and interpretation of statistical computer packages and statistical techniques.

This module is also presented as an anti-semester bilingual module.

### Building services 221 (GBD 221)

**Module credits** 6.00

**Prerequisites** No prerequisites.

**Contact time** 2 lectures per week

**Language of tuition** Afrikaans and English is used in one class

**Academic organisation** Construction Economics

**Period of presentation** Semester 2

#### Module content

Theory of electricity; regulations of electricity-supply authorities; electrical installations; distribution of electricity.

### Property valuation 200 (EDW 200)

**Module credits** 12.00

**Prerequisites** EKN 110/120, EWS 110/120

**Contact time** 2 lectures per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Construction Economics

**Period of presentation** Year

#### Module content

Property economics and -finance, welfare and economic efficiency: economic efficiency through the price system. Real property: characteristics and functions of the real property market; pricing of land and resources. Development: the development process; timing and rate of development; finance for development; redevelopment; public sector development; economics of planning controls; the construction industry. Urban land use: land use and land values; pattern of urban land use; growth of urban areas; quality of urban environment; housing; regional policy. The government and land resources: impact of government economic policy on land resources; theory of urban public finance; taxation and land resources; recent developments.

### Real estate 210 (EWS 210)

**Module credits** 12.00

<b>Prerequisites</b>	EWS 110/120
<b>Contact time</b>	4 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 1

#### **Module content**

Property Management. The role of the property manager, functions of property management, the management contract, the owner/manager relationship, principles of property maintenance, principles of energy management, principles of risk management, fire prevention and control, emergency management, environmental impact and pollution aspects, management budgets.

### **Real estate 220 (EWS 220)**

<b>Module credits</b>	6.00
<b>Prerequisites</b>	EWS 110/120
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 2

#### **Module content**

Property marketing. The role of property marketing in the real estate industry. Marketing principles and objectives. Methods of marketing of different types of property to obtain optimum results.



## Curriculum: Final year

Minimum credits: 138

### Core modules

#### Business law 310 (BER 310)

**Module credits** 16.00

**Service modules** Faculty of Engineering, Built Environment and Information Technology

**Prerequisites** No prerequisites.

**Contact time** 4 lectures per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Mercantile Law

**Period of presentation** Semester 1

##### Module content

Introduction to law. General principles of the law of contract. Specific contracts: purchase contracts; letting and hiring of work; employment contracts. Agency. General aspects of entrepreneurial law. Dispute resolution – mediation and arbitration.

#### Housing 320 (BHU 320)

**Module credits** 6.00

**Prerequisites** No prerequisites.

**Contact time** 2 lectures per week

**Language of tuition** Afrikaans and English is used in one class

**Academic organisation** Construction Economics

**Period of presentation** Semester 2

##### Module content

Concepts, principles, history, current trends in settlement, shelter and integrated living environments; role of housing in society; statutory policy and planning frameworks and paradigms; housing delivery options; housing development management; financing and property rights options; housing types and densities; housing product, norms and standards; management and maintenance of social housing stock; housing needs assessment and post-occupancy evaluation; consumer education and protection.

#### Building science 310 (BWT 310)

**Module credits** 9.00

**Prerequisites** No prerequisites.

**Contact time** 3 lectures per week

**Language of tuition** Afrikaans and English is used in one class

**Academic organisation** Construction Economics

**Period of presentation** Semester 1

**Module content**

Erection and construction of specialised building components and finishes. Acoustics. Material study of plastics, glues, rubber, mastics, bonding agents, fibre cement, bituminous products, sealers, epoxies and waterproofing.

### Building science 320 (BWT 320)

**Module credits** 9.00

**Prerequisites** No prerequisites.

**Contact time** 3 lectures per week

**Language of tuition** Afrikaans and English is used in one class

**Academic organisation** Construction Economics

**Period of presentation** Semester 2

**Module content**

Thermal properties of insulation systems and construction materials. Critical review of current development and construction practice; alternative construction technologies; innovation in construction; technical evaluation of innovative construction materials and methods; life cycle costing and life cycle analysis; the National Building Regulations.

### Introduction to property law 320 (EOW 320)

**Module credits** 6.00

**Prerequisites** No prerequisites.

**Contact time** 2 lectures per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Construction Economics

**Period of presentation** Semester 2

**Module content**

Moveable and immovable property. Rights over immovable property; private legal circumscription of ownership; relevant legislation pertaining to property; real securities; the registration of rights; zoning regulations.

### Financial management 210 (FBS 210)

**Module credits** 16.00

**Service modules** Faculty of Engineering, Built Environment and Information Technology

**Prerequisites** BCom Financial Sciences, Investment Management and Law: FRK111 and FRK121 (or FRK100 or 101), STK110, 120 or FBS121, and simultaneously registered for FRK211; BSc Construction Management, Quantity Surveying and Real Estate: FBS110, 120, STK110 and STK120

**Contact time** 3 lectures per week



**Language of tuition** Module is presented in English

**Academic organisation** Financial Management

**Period of presentation** Semester 1

#### Module content

\*Only for BCom (Financial Sciences, Investment Management and Law) and BSc (Construction Management , Quantity Surveying and Real Estate) students.

Framework and purpose of financial management; understanding financial statements; analysis of financial statements for decision making; time value of money; risk and return relationships; business valuation; short-term planning; current asset management.

### Financial management 320 (FBS 320)

**Module credits** 20.00

**Service modules** Faculty of Engineering, Built Environment and Information Technology

**Prerequisites** FBS 210. Only available to 07130202, 07130203, 07130204, 07130071 and 07130151

**Contact time** 3 lectures per week

**Language of tuition** Module is presented in English

**Academic organisation** Financial Management

**Period of presentation** Semester 2

#### Module content

\*Only for BCom (Financial Sciences, Investment Management, and Law) and BSs (Construction Management, Quantity Surveying and Real Estate) students.

Cost of capital; determination of capital requirements and the financing of a business to maintain the optimal capital structure; the investment decision and the study of financial selection criteria in the evaluation of capital investment projects; impact of inflation and risk on capital investment decisions; evaluation of leasing decisions; dividend decisions; international financial management. Valuation principles and practices: an introduction to security analysis; hybrids and derivative instruments, mergers and acquisitions.

### Community-based project 201 (JCP 201)

**Module credits** 8.00

**Prerequisites** No prerequisites.

**Contact time** 1 other contact session per week

**Language of tuition** Separate classes for Afrikaans and English

**Academic organisation** Informatics

**Period of presentation** Year

## Module content

This project-orientated module is a form of applied learning which is directed at specific community needs and is integrated into all undergraduate academic programmes offered by the Faculty of Engineering, Built Environment and Information Technology. The main objectives with the module are as follows:

- (1) The execution of a community related project aimed at achieving a beneficial impact on a chosen section of society, preferably but not exclusively, by engagement with a section of society which is different from the student's own social background.
- (2) The development of an awareness of personal, social and cultural values, an attitude to be of service, and an understanding of social issues, for the purpose of being a responsible professional.
- (3) The development of important multidisciplinary and life skills, such as communication, interpersonal and leadership skills.

Assessment in the module will include all or most of the following components: evaluation and approval of project proposal, assessment of oral and/or written progress reports, peer assessment in the event of team projects, written reportback by those at which the project was aimed at, and final assessment on grounds of the submission of a portfolio and a written report.

## Building services 311 (GBD 311)

<b>Module credits</b>	6.00
<b>Prerequisites</b>	GBD 221 GS
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Afrikaans and English is used in one class
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 1

## Module content

Principles of illumination; illumination installations; lightning security; security systems; communication systems. Multimedia installations.

## Sustainable construction 320 (VKN 320)

<b>Module credits</b>	6.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Afrikaans and English is used in one class
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 2

## Module content

Introduction to sustainable development and general sustainable construction principles, processes and technology. Sustainable practices on the construction site. Relevant regulations and voluntary programmes, including an introduction to 'Green Star' rating.

## Property valuation 300 (EDW 300)

<b>Module credits</b>	12.00
<b>Prerequisites</b>	EDW 200
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Year

### Module content

The concept of value, the valuer, standard of valuations, the Surveyor-general, local authorities, land use planning, town planning regulations, calculation of areas, records of the valuer. Factors affecting the value of different types of properties, appreciation and depreciation, different approaches to valuation, the value of improvements, the valuation report.

## Real estate 310 (EWS 310)

<b>Module credits</b>	9.00
<b>Prerequisites</b>	EWS 210
<b>Contact time</b>	3 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 1

### Module content

Property investment. The nature and scope of real estate investment, objectives of property investors, participants in the property investment process, the investment decision process, investment criteria, investment time horizons, decision-making approaches, different taxes applicable to property investment and - development.

## Real estate 320 (EWS 320)

<b>Module credits</b>	9.00
<b>Prerequisites</b>	EWS 120, EDW 200
<b>Contact time</b>	3 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 2

### Module content

Overview of property development: the establishment of townships, types of dwelling units and housing types, principles of medium and high density residential developments, sectional title and group housing, development of retirement centres, introduction to commercial property development.

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## Research methodology 320 (NNM 320)

<b>Module credits</b>	6.00
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	2 lectures per week
<b>Language of tuition</b>	Separate classes for Afrikaans and English
<b>Academic organisation</b>	Construction Economics
<b>Period of presentation</b>	Semester 2

### Module content

Introduction to scientific research. Planning and preparation of a research project. Different research methods.

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The information published here is subject to change and may be amended after the publication of this information. The [General Regulations \(G Regulations\)](#) apply to all faculties of the University of Pretoria. It is expected of students to familiarise themselves well with these regulations as well as with the information contained in the [General Rules](#) section. Ignorance concerning these regulations and rules will not be accepted as an excuse for any transgression.