University of Pretoria Yearbook 2022

BScHons *Real Estate* (12242019)

Department	Construction Economics
Minimum duration of study	1 year
Total credits	127
NQF level	08

Programme information

Refer also to G16-G29.

The successful completion of the compulsory work-based component is a requirement by the professional bodies, the South African Council for the Project and Construction Management Professions (SACPCMP) the Royal Institution of Chartered Surveyors (RICS) and The South African Council for the Quantity Surveying Profession (SACQSP). The module CWE 700 comprises a minimum of 240 hours of temporary employment with a suitable employer in the construction industry/built environment (registered quantity surveyor, contractor, developer, property owner, etc), As proof of the practical experience the student must submit an approved logbook signed by the employer.

Admission requirements

1. BSc (Real Estate) degree **or** equivalent three-year bachelor's degree at NQF level 7 (or NQF level 6 for qualifications obtained before 2009) from an accredited institution

   Note: An equivalent qualification is regarded as one that the South African Council for the Quantity Surveying Profession regards as acceptable for registration as a candidate quantity surveyor and for eventual registration as a professional property valuer where applicable.

Additional requirements

Selection is based on an applicant's academic record and experience. Applicants may be required to attend an interview and/or write an entrance examination.

Examinations and pass requirements

A minimum semester/year mark of 40% is required in order to be admitted to the examination in a specific module. In addition, all other examination admission requirements, applicable to the relevant module, must have been met. To pass a module a final mark of 50% is required.

Supplementary examinations
No supplementary examinations are granted at postgraduate level.

Special examinations

No special examinations are granted at postgraduate level.

The degree is awarded when all prescribed modules have been passed.

Pass with distinction

The degree is conferred with distinction if students registered for the degree for the first time, complete the degree within the minimum prescribed time and pass all modules with a weighted average of 75% (not rounded).

Curriculum: Final year

Minimum credits: 127

Core modules

Practical work experience 700 (CWE 700)

Module credits	1.00
NQF Level	08
Prerequisites	No prerequisites.
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Year

Module content

This is a compulsory 240-hour work experience module that requires the submission of a signed logbook to record and confirm the hours worked in the construction industry.

Property valuation 702 (EDW 702)

Module credits	20.00
NQF Level	08
Prerequisites	No prerequisites.
Contact time	4 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Year

Module content

Valuation of income-producing properties, valuation of leasehold interests, valuation for insurance purposes, land with development potential, mass valuations and the valuation report. Expropriation: the legislation; the process; compensation; methods of valuation. Influence of re-zoning on value; valuation of farmland; usually non-negotiable properties; large shopping centres; air space; interest in time-share; leasehold interests; retirement villages; mining rights. Valuation of properties classified as “special” in terms of function, design, construction, or location: market/non-market properties; market and marketability analysis, the influence of location on the marketability and cost of ownership of property, different location modules. Compiling and writing a valuation report.

Research report 785 (EMW 785)

Module credits	30.00
NQF Level	08
Prerequisites	No prerequisites.

Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Quarter 2, 3 and 4

Module content

A research report on a subject approved by the Head of Department has to be completed during the final year of study.

Feasibility studies 720 (EUS 720)

Module credits	8.00
NQF Level	08
Contact time	2 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Semester 2

Module content

Financial viability studies of different types of property developments; value management and life-cycle costing.

Real estate 710 (EWS 710)

Module credits	16.00
NQF Level	08
Prerequisites	No prerequisites.
Contact time	4 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Semester 1

Module content

Advanced practical demonstration of property development with the aim to develop an understanding of the management of building design and construction. In includes general contracting, feasibilities, shareholders, green development principles, architectural design, specification of operating systems, upgrade programmes, estimating, preparation of contract, drawings and specifications, preparation of tender packages, tendering concept of marketing, marketing management; marketing management philosophies, marketing of residential properties; marketing of commercial and industrial properties. The purpose of the development manager. Commercial investment and property finance. SPW's and ownership entities.

Real estate 711 (EWS 711)

Module credits	12.00
NQF Level	08

Prerequisites	No prerequisites.
Contact time	2 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Semester 1

Module content

An introduction to facilities management including the following: management of different types of facilities and portfolios of assets. Principles of outsourcing and the outsourcing decision. Contractual relationships in facilities- and asset management; management of building operations; operation of building operating systems; building maintenance and repairs; cleaning services; cost control and financial reporting. The service level agreement. Office facility planning: determining workplace area standards; specifying common facilities; programming short- and long-terms office space needs; maintaining the office space inventory; and space allocation to individuals and user-groups. Strategic property/asset management. Relocation, maintenance management and life cycle costing; energy management, environmental issues. Outsourcing.

Real estate 720 (EWS 720)

Module credits	12.00
NQF Level	08
Prerequisites	No prerequisites.
Contact time	2 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Semester 2

Module content

Modern portfolio theory: portfolio risk and return; applied portfolio theory; index models; portfolio construction. Property Portfolio: compiling an efficient property portfolio; MSCI/IPD and property data sources; trading properties; diversification strategies. The property component of institutional investor portfolios; the property listed sector. Asset management.

Construction entrepreneurship 720 (KEN 720)

Module credits	8.00
NQF Level	08
Prerequisites	No prerequisites.
Contact time	2 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Semester 2

Module content

Entrepreneurship, strategic management, business ethics, effective business management. Attention is paid to the built environment practitioner in this context.

Construction contract law 740 (KKR 740)

Module credits	8.00
NQF Level	08
Prerequisites	No prerequisites.
Contact time	3 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Semester 1

Module content

Application and terms of CIDB endorsed standard construction contracts such as GCC, NEC and FIDIC; case studies. Alternative dispute resolution: mediation, adjudication and arbitration; litigation - an overview; law of delict; negligence and damage to property.

Construction project management 730 (KPB 730)

Module credits	8.00
NQF Level	08
Prerequisites	No prerequisites.
Contact time	3 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Semester 1

Module content

Fundamentals to project management in the building and property industry. Key processes, knowledge areas and techniques are covered.

Research methodology 710 (NNM 710)

Module credits	4.00
NQF Level	08
Prerequisites	No prerequisites.
Contact time	2 lectures per week
Language of tuition	Module is presented in English
Department	Construction Economics
Period of presentation	Quarter 1

Module content

Introduction to scientific research. Planning and preparation of a research proposal with implementation of research methodologies.

The regulations and rules for the degrees published here are subject to change and may be amended after the publication of this information.

The General Academic Regulations (G Regulations) and General Student Rules apply to all faculties and registered students of the University, as well as all prospective students who have accepted an offer of a place at the University of Pretoria. On registering for a programme, the student bears the responsibility of ensuring that they familiarise themselves with the General Academic Regulations applicable to their registration, as well as the relevant faculty-specific and programme-specific regulations and information as stipulated in the relevant yearbook. Ignorance concerning these regulations will not be accepted as an excuse for any transgression, or basis for an exception to any of the aforementioned regulations.