

# University of Pretoria Yearbook 2024

## Property development 822 (EOW 822)

<b>Qualification</b>	Postgraduate
<b>Faculty</b>	<a href="#">Faculty of Engineering, Built Environment and Information Technology</a>
<b>Module credits</b>	10.00
<b>NQF Level</b>	09
<b>Programmes</b>	<a href="#">MSc Real Estate (Coursework)</a>
<b>Prerequisites</b>	No prerequisites.
<b>Contact time</b>	10 lectures per week
<b>Language of tuition</b>	Module is presented in English
<b>Department</b>	Construction Economics
<b>Period of presentation</b>	Semester 2

### Module content

An introduction to feasibility studies and the objectives of investors and developers. Factors affecting the feasibility of proposed property developments; socio-economic feasibility, environmental impact, sociological desirability, physical feasibility; marketing feasibility including market trends and drivers, market area identification, target market and competition profile, performance benchmarking. Financial feasibility: types of financial feasibility reports, structure of reports, capital cost and escalation of cost, income projections and operating costs, cash flow analysis, including examples of such studies. Pre- and post-contract escalation, cash flow calculation, cash flow factor, return on investment. Measures of return include traditional approaches, payback period, return on investment, modern approaches and residual land value, including examples of such methods.

### General Academic Regulations and Student Rules

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. The G Regulations are updated annually and may be amended after the publication of this information.

### Regulations, degree requirements and information

The faculty regulations, information on and requirements for the degrees published here are subject to change

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**University of Pretoria Programme Qualification Mix (PQM) verification project**

The higher education sector has undergone an extensive alignment to the Higher Education Qualification Sub-Framework (HEQSF) across all institutions in South Africa. In order to comply with the HEQSF, all institutions are legally required to participate in a national initiative led by regulatory bodies such as the Department of Higher Education and Training (DHET), the Council on Higher Education (CHE), and the South African Qualifications Authority (SAQA). The University of Pretoria is presently engaged in an ongoing effort to align its qualifications and programmes with the HEQSF criteria. Current and prospective students should take note that changes to UP qualification and programme names, may occur as a result of the HEQSF initiative. Students are advised to contact their faculties if they have any questions.