UNIVERSITY OF CAPE TOWN

PROPERTY DEVELOPMENT AND INVESTMENT

ONLINE SHORT COURSE

Gain the necessary skills to navigate all aspects of the property industry with Africa's leading University, entirely online and part-time.

IN COLLABORATION WITH getsmarter

ABOUT THIS COURSE

At the end of this course, you'll have gained the skills to profit from and invest in property - one of the four major asset groups. You'll learn how to identify the investor's objectives, analyse and understand the investment climate and market conditions, and develop a financial analysis. You'll be equipped with the knowledge you need to make an informed investment decision, identify the characteristics of both the residential and commercial sector and master their intricacies, and manage and market a property in the context of an emerging market. You'll be inducted into the property industry if you're new to the market, as well as explore new investment opportunities armed with a greater understanding of current market trends, if you've already established yourself in the property industry.

8 weeks, part-time

R12,900 incl. VAT

Requires approx.
10–12 hours per week

+27 (0)21 447 7565

REGISTER NOW

CONVINCE YOUR BOSS TO PAY

MEET THE HEAD TUTOR

SEAN GODOY

Independent Property Consultant

Sean is an experienced, independent property consultant operating through his company, Divercity Property Solutions. He is also a member of the executive committee of the South African Chamber of Commerce. It is this role, as well as his years of experience in all sectors of the property industry, that has made him an invaluable property consultant and the perfect mentor on your learning journey.

MEET THE COURSE CONVENOR

PROFESSOR FRANCOIS VIRULY

Property Economist and Associate Professor

Highly respected property economist, Francois Viruly, has more than twenty years of experience in this lucrative industry. He is an associate professor, industry speaker, researcher, and proud owner of Viruly Consulting, which specialises in independent property economics and consulting. His expertise in the industry and experience with teaching make him the perfect guide on this course.

HOW THIS COURSE WILL HELP YOU DIFFERENTIATE YOURSELF:

You'll earn a certificate from a top university as powerful, verifiable proof of your ability to master an amalgamation of property disciplines including property management, investment and development

You'll learn about the property industry in emerging economies from experts in the field with years of formal experience in the form of video lectures and interviews

You'll become confident in your ability to create a property development plan and find the funding for your potential projects

YOU'LL WALK AWAY FROM THIS COURSE CONFIDENT IN YOUR ABILITY TO:

- **Analyse the characteristics of commercial and residential property**, how property differs from other types of investments, and how it's influenced by local context
- **Compare investment opportunities** and analyse trends affecting the property industry
- **Understand property law**, the legal environment, and town planning regulations
- **Analyse property cashflow** and investment options
- **Evaluate how value is derived**, what impacts it, and the different approaches to valuation
- **Recommend ways to raise property funding**, and finance a property or development
- **Create a commercially-viable property development plan** using market research, a feasibility study, a development team, and development financial returns
- Design a **proposal a plan for managing and marketing a property development** or investment successfully

STILL UNSURE?

Take this short readiness test to find out if this course is right for you.

TAKE THE QUIZ

WHAT WILL YOU LEARN ON THIS COURSE?

Find out more about the learning outcomes you'll achieve as you progress through the **8 modules** of this course:

ORIENTATION MODULE

WELCOME TO THE ONLINE CAMPUS

- Get to grips with your new online classroom
- Meet your Course Teaching Team and get to know your fellow classmates

MODULE 1

AN INTRODUCTION TO PROPERTY DEVELOPMENT AND INVESTMENT

- Recognise property as an asset class, and how it differs from other types of investments
- Identify the fundamental concepts associated with property development and investment
- Articulate the steps involved in the property development and investment process
- Analyse the property industry in the context of emerging countries and their markets

MODULE 2

IDENTIFYING INVESTMENT OPPORTUNITIES

- Identify the investor's objectives regarding their involvement, and the end-goal of the project
- Choose an investment option based on data, property commentaries, and the property market
- Compare the advantages and disadvantages of active and passive property entrepreneurship
- Analyse the value of the investor's toolkit
- Deconstruct the impact of the macro environment on investment decisions

ARTICLE

Show off your skills by ensuring your online presence is optimised

HOW TO USE LINKEDIN TO IMPACT YOUR CAREER

MODULE 3

PROPERTY LAW AND THE LEGAL ENVIRONMENT

- Recognise the importance of town planning rules and regulations
- Demonstrate an understanding of the rules and regulations of town planning
- Analyse the documentation, duties, liabilities, and processes associated with property ownership
- Evaluate the need for compliance, and the consequences of non-compliance

MODULE 4

PROPERTY CASHFLOW AND INVESTMENT ANALYSIS

- Explain how to develop, and maintain, the property cashflow
- Calculate the net operating income of a property development
- Analyse property investment options as part of the decision-making process
- Compare the different avenues of entry into property investment

MODULE 5:

THE ROLES OF PROPERTY VALUATION

- Identify how the value of a property is determined, and which factors affect it
- Choose the best property valuation method based on the features of each approach
- Investigate how property valuation will influence lending, taxation, and risk management
- Predict the impact that a property's valuation will have on lending, taxation, and risk management

INFOGRAPHIC

HOW TO MASTER TIME-MANAGEMENT AND PRODUCTIVITY

Ensure you're getting the important things done

MODULE 6:

PROPERTY FUNDING AND FINANCING

- Identify how to raise property funding or property financing
- Choose whether to finance or fund your property based on the feasibility of each option
- Deconstruct the concept of positive leverage, and what banks look for
- Deduce what banks and lending institutions look for when financing a project
- Evaluate finance and leverage considerations, prior to investing

MODULE 7:

THE DEVELOPMENT PROCESS

- Outline development ideas for the development project as well as the investor's role in it
- Execute market research on macro and micro environmental factors affecting the project
- Analyse the importance of feasibility studies, and how to conduct them
- Assess the need for sustainability and green buildings
- Predict the development team needed to complete the project, and its financial returns
- Produce a plan to develop a commercially-viable property

MODULE 8:

PROPERTY MANAGEMENT

- Explain how to manage a property development or investment
- Analyse the role of advertising, marketing, rent collection, maintenance, and benchmarking in property management
- Evaluate the differences between property, facilities, and asset management
- Propose a plan to successfully manage a property
- Draft how to market your property, including accounting for your target market and marketing platform

ARTICLE

3 STEPS TO BOOST YOUR ONLINE PRESENCE

When last have you Googled yourself?

EDUARDO FERNANDES
Past GetSmarter Student

"Soon after the course had started, I realised that I had the support of a professional team of experts with our course coach and tutor that are passionate about their students and I could count on them to alleviate any anxieties I had."

READ MY STORY

HOW DOES GETSMARTER'S ONLINE LEARNING MODEL WORK?

SUCCESSFUL PEOPLE DO THINGS DIFFERENTLY, AND THAT'S WHY WE APPROACH EDUCATION DIFFERENTLY.

UCT and GetSmarter have partnered to bring you a learning experience that uses technology to replicate, and even enhance, the very best elements of the face-to-face learning experience, so that you can learn anything you need to know, to get where you want to be, online and part-time. Here's how it works:

1 YOUR VIRTUAL CAMPUS

After you've registered and paid for your spot on the course, you will gain access to a cutting-edge online learning platform designed to provide you with a world-class university educational experience - a platform we call the Online Campus. The Online Campus is your virtual classroom for the duration of the course - accessible to you from the comfort and convenience of your own home. All you need is access to the internet, and we'll take care of the rest.

Over 30% of GetSmarter students have their course fees paid by their employer.
Have you considered asking your boss to fund your studies?

VIDEO

The GetSmarter experience:
What it's like to learn online

TAKE A TOUR OF YOUR ONLINE CLASSROOM

2 SELF-PACED WEEKLY MODULES

Every course is broken down into manageable, weekly modules, designed to accelerate your learning process through diverse learning activities:

- Read your course notes online
- Collaborate with your classmates on your projects and via the discussion forum
- Enjoy interactive video lectures, and attend online live group tutorial
- Investigate current, real-world case studies
- Apply what you learn in your weekly assignments
- Read additional articles given via web resources

3 A COMMUNITY OF LIKE-MINDED PROFESSIONALS

Over 40,000 ambitious working professionals like yourself have already advanced their careers with an online short course from GetSmarter and UCT. When you sign up to join the class, you'll be granted access to a network of vibrant, like-minded professionals who you'll collaborate with for the duration of your learning journey. Week by week, you'll move through the course content together, learning from and engaging with each other via the online discussion forum on your Online Campus. What's more, after you complete your course, you'll get to keep in touch by joining our GetSmarter Alumni Community. Find out more about past student experiences in this video.

4 PERSONAL SUPPORT EVERY STEP OF THE WAY

You've got three exceptionally talented individuals on your side, all of whom are 100% dedicated to making it easy for you to maintain your learning momentum for the full duration of your online education experience.

1. YOUR HEAD TUTOR

An experienced subject matter expert, who's there to guide your learning journey by answering all of your course-related questions, as well as providing you with rich, individualised feedback on all of your assignments and ongoing project work.

2. YOUR COURSE COACH

A learning partner who specialises in monitoring your progress, helping you manage your time and ensuring you're equipped with practical tools to overcome any personal or professional obstacles you might be faced with along the way. Your success is their success, and they're here to help you every step of the way. You can access your coach via the discussion forums and telephone any day of the week, but don't worry, they'll probably make contact with you first anyway.

3. YOUR TECH SUPPORT TEAM

Even if you're really intimidated by the idea of studying online - we've got you covered. The handy Technical Support sidebar you'll see when you log in to your online campus is your direct line to a team of professionals trained to solve absolutely any tech-related challenges you might experience - and fast.

5 RECOGNITION FOR YOUR NEW SKILL

You'll leave the course with workplace-ready skills recognised by Africa's leading University. If you've met all the requirements to pass the course, your UCT-approved certificate will be couriered to you and can be proudly displayed wherever you choose.

VIDEO

Watch the 2-minute video

WHAT OUR PAST STUDENTS HAVE TO SAY

Course Completion Rate of over 90%, with over 40,000 professionals on our courses

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I'M READY TO REGISTER

NOT QUITE WHAT YOU'RE LOOKING FOR?

Other students found the following short courses relevant to their career goals:

- UCT SUPPLY CHAIN MANGEMENT
- UCT SALES MANAGEMENT
- UCT FOUNDATIONS OF BUSINESS MANAGEMENT
- UCT INFORMATIONS SYSTEMS MANAGEMENT

VIEW ENTIRE SHORT COURSE PORTFOLIO

CONTACT US

Call: +27 (0)21 447 7565 | **Email:** admissions@getsmarter.com

Website: www.getsmarter.com

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