

SHORT & CERTIFICATE COURSES

**WITS PLUS**

## INTRODUCTION TO PROPERTY INVESTMENT AND PRACTICE

Join us for a short course in *Property Investment and Practice* at the University of the Witwatersrand.

This course introduces you to the fundamentals of the South African property market and is taught by highly experienced property practitioners.

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W [www.wits.ac.za/part-time](http://www.wits.ac.za/part-time)

### OBJECTIVES OF THE COURSE

The course reflects the view that the successful South African property investor and practitioner must be able to identify and assess investment opportunities, understand the socio-economic environment in which the property market functions, and assess what is expected of property professionals.

The course provides a comprehensive and yet practical understanding of the financial, legal and technical parameters that influence South African residential and commercial property environment.

This is achieved through formal lectures, complemented with contemporary case studies.

### WHO WILL BENEFIT FROM THIS COURSE?

The course assumes no prior formal knowledge of the South African property market and should therefore be seen as an introductory course. The course will be of interest to the following:

- property investors;
- entrants in the property profession;
- residential and property brokers; and
- property professionals in the public and private sectors.

### COMPETENCIES ON COMPLETION

- Analyse the property market;
- Identify investment opportunities;
- Assess risks and returns in the property market;
- Value residential and commercial properties;
- Interpret town planning schemes;
- Understand the principles of property law;
- Raise property finance and assess investment returns;
- Determine what is expected of property professionals; and
- Understand the management of properties.

### WHO WILL PRESENT THE COURSE?

The course will be presented by lecturers from the School of Construction, Economics & Management.

### STRUCTURE OF THE COURSE

The course comprises 12 weekly lectures (each of two hours duration) held on the Braamfontein Campus West at the University of the Witwatersrand, plus one revision session and one further session for a final examination.

## COMMENCEMENT DATE

**Semester 1:** February: Mondays 17:30 – 19:30

**Semester 2:** July: Wednesdays 17:30 – 19:30

## ENTRY REQUIREMENTS

Participants need to have an interest in the South African property sector, should be fluent in English and it would be desirable for participants to have at least a matric certificate.

## COURSE CONTENT

The course content includes;

- The characteristics of property investments.
- Property law and taxation.
- Researching and marketing properties.
- The estate agency business.
- Property economics.
- Valuation of residential properties.
- Valuation of commercial properties.
- Town planning.
- Property investment.
- Raising property finance.
- Property developments.
- Property management.

## COURSE READING MATERIAL

Participants will be provided with a full set of notes; Participants will be required to acquire a financial calculator (HP1 II financial calculator is recommended).

## ASSESSMENT OF PERFORMANCE

Students will be required to attend the lectures, undertake tutorial work and an assignment and write an examination. Students will be required to achieve a minimum of 50% and submission of their assignment to satisfy the requirements of the programme and receive a certificate of competence.

## APPLICATIONS

Applications should be accompanied by a short CV (3 pages maximum); matric certificate, university academic/tertiary level study record if applicable.

## REGISTRATION

Your acceptance onto the programme will be confirmed by email and post. Participants are required to register and pay for the course ahead of commencement. Registration indicates your commitment to the course.

## FEES & METHOD OF PAYMENT

R12 965, including course materials.

The fees for all courses are the responsibility of the individual attending the course. All fees must be paid prior to registration. Payment can be made by electronic payment or bank deposits. You will then need to bring your original proof of payment to Registration day, dates will be provided in your acceptance letter.

## CANCELLATION OF COURSE

Wits Plus courses offered over one semester:

- Cancellation before commencement of lectures will result in an administration fee of 15% of the total course fee regardless of the reason.
- Cancellation after commencement of lectures will result in liability for the full amount of the course fees regardless of the reason.

## CAMPUS ACCESS

All short course participants must obtain a Visitor's Access Card at a cost of ±R140 per year. Parking disc fees also apply: arrangements need to be made with the parking office. You may park in student parking on the Braamfontein Campus West.

Note: Wits Plus, University of the Witwatersrand, reserves the right to withdraw a course from its programme should registrations not reach viable numbers. In this event a full refund will be made. Refund requests will take a minimum of 30 working days to be processed after all documentation has been received.