

DEPARTMENT OF PROPERTY STUDIES AND URBAN DESIGN (PSUD)

1.0 Programmes offered by the Department

1.1 Undergraduate

Bachelor of Science Honours (Bsc Hons) degree Property Development and Estate Management

1.2 Postgraduate

Master of Urban Design (MUD)

Master of Landscape Architecture (MLA)

2.0 Bachelor of Science Property Development and Estate Management Honours (BPE Hons) degree

2.1 Preamble

Bachelor of Science Honours in Property Development and Estate Management is developed to meet the needs of new entrants or aspiring professionals seeking to work in the property profession. Equally, the programme is relevant to those individuals already working in the property industry (as property developers and managers, estate managers, agents and Valuers) who seek to enhance their skills and knowledge on how to deal with real property challenges. Overall the programme equips graduates with analytical and problem-solving skills, and academic qualification necessary to practice in property development, management and valuation division of the property profession. The strength of the programme emanates from its ability to marry issues from the property development discipline to those from the estate management discipline including the legislative framework governing property development, management, transaction economics and property investment markets. It takes a theoretical and practical approach to study. Students shall be exposed to real property challenges or problems in valuation and management discipline.

The 4-year Bachelor of Bachelor of Property Development and Estates Management programme includes twenty-eight months of supervised industrial attachment. The attachment shall normally be taken during Part III of the programme.

2.2 Programme Profile

2.2.1 Programme specifications

Degree type	Honours
Credit load	495
SADC-QF Level	8
Accrediting Authority	Zimbabwe Council for Higher Education (ZIMCHE)
Date of Accreditation	

2.2.2 Purpose of the Programme

To develop students equipped with analytical and problem-solving skills, who are competent in producing high quality work in property development, management and the valuation division of the property profession.

2.2.3 Programme characteristics

Areas of Study	Property Studies
Specialist Focus	Property Development, Property Management, Property Valuations, Property Finance, Project Management Property Marketing & Sales

Orientation	Teaching and learning guided research, technology and innovation oriented and focused on equipping learner with practical and theoretical aspects following local and global trends in property development.
Distinctive Features	The programme builds the research-technology-innovation continuum and focuses on knowledge development and application using a student-centred approach

2.2.4 Career Opportunities and Further studies

Employability	Property Valuers, Property Consultants, Property Managers, Project Managers, Facilities Managers Marketing Manager, Property Developers, Investment and Estate agent.
Further Studies	Master's and Doctoral Studies in Property Development, Investment and Estate Management, Valuations etc

2.2.5 Programme delivery

Teaching and learning methods	Face-to-face lectures, guest lectures, online and blended learning, projects, exhibitions, laboratory, studio and workshop practicals, field trips, industrial attachment
Assessment methods	Written examinations, in-class tests, assignments, practical and research projects, reports, oral presentations, displays, etc.

2.2.6 Programme competences

<p>2.1.6.1 Generic:</p> <p>2.1.6.1.1 Multi-disciplinarily:</p> <p>Ability to draw appropriately from multiple academic disciplines to define and solve problems based on understanding of complex property industry</p> <p>2.1.6.1.2 Quantitative and innovative reasoning:</p> <p>Capability to create and interpret qualitative data and use analytics for informed decision making and transfer knowledge across concepts and disciplines.</p> <p>2.1.6.1.3 Communication skills:</p> <p>Ability to communicate effectively and to present information orally and in writing and using ICTs to both expert and non-expert audiences</p> <p>2.1.6.1.4 Analysis and synthesis:</p> <p>Ability to argue inductively and deductively, concept building, decision making based on reasoned arguments.</p> <p>2.1.6.1.5 Ethical commitment:</p> <p>Professional integrity and awareness of impact of spatial development on society and the environment</p>
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2.1.6.1.6 Entrepreneurial skills :

Capability to identify and create new business ventures based on knowledge and new thinking paradigms

2.1.6.2 Discipline Specific:

2.1.2.2.1 Deep knowledge:

Extending art and design knowledge to include the underlying science e.g. characteristics of materials, chemistry of fabrics, etc

2.1.2.2.2 Production skills:

Ability to conceptualise and develop artistic ideas into artefacts and functional products; psychomotor skills development

2.1.2.2.3 Technology development skills:

Use of various technologies including ICTs in design ideas and processes, explore new technologies for the design specialist

2.1.2.2.4 Problem-solving skills:

Improve lives and the aesthetic environment through solving problems arising through expressed and normative human needs

2.1.2.2.5 Analytical and computational skills:

Ability to use various computer software packages for processing and analysing phenomena e.g. needs and preferences for artistic products

2.2.7 Intended Learning outcomes (ILOs)

2.1.7.1 Ability to demonstrate knowledge and understanding of Real Estate Development fundamentals

2.1.7.2 Understanding of the property industry value chain in terms of practice, technology applications and the associated products

2.1.7.3 Ability to capitalise on all situations that have potential for development into business and entrepreneurial ventures

2.1.7.4 Ability to share and spread knowledge through formal teaching and other informal channels such as seminars, workshops, exhibitions, symposia, etc

2.1.7.5 To develop supervisory and management skills

2.1.7.6 Ability to develop best practice and technologies that enhance efficiencies and outputs of the property industry.

2.3 Admission Requirements

2.3.1 Normal Entry

Applicants must have at least 2 Advanced Level passes, in any of the following: Geography, Mathematics, Accounting, Economics, Business Studies or Management of Business, Geometrical and Mechanical Drawing, Law, Art, Physics, Sociology and Agricultural Studies.

2.3.2 Special Entry

A minimum of a National Diploma in any of the following: Town Planning, Valuation and Estate Management, Quantity Surveying, Architectural Technology, Agricultural Studies, Mining Estates, Tourism, Marketing, Civil Engineering, Banking, Finance and Business Studies; The Real Estate Institute of Zimbabwe certification or its equivalence.

2.2.3 Mature Entry

The admission of mature entry applicants shall be considered as provided in the General Regulations.

2.4 Programme of study

2.3.1 All candidates shall pursue a four-year full-time programme of study in which the third year shall be spent wholly on Industrial Attachment/Work-based experience in an institution or organization relevant to their degree programme.

2.3.2 Candidates shall be required to obtain a total of 495 credits to be awarded the degree.

2.5 Assessment

2.4.1. Unless specified otherwise in the module synopses, all taught theory modules shall be assessed through continuous assessment in the form of assignments, tests, quizzes, short projects or oral and other presentations, and a formal 3-hour written examination.

2.4.2. The weighting of written examinations and continuous assessment shall be 70% and 30%, respectively

2.4.3. The final year project shall be carried out over two semesters and shall be weighted as two standard modules, i.e. 20 credits.

2.6 Module list

Year and Semester	Current course code	Module title	Proposed course code	Proposed module title	Comments/ Remarks	Credits
Year I Semester I	BLP1101	Principles of Property Development			Retained	15
	BLP1102	History of Urban Development			Retained	12
	AQS 2109	Statistics	BLP 1105	Statistics for Property	Changed to make it more applicable to property industry	8
	AAR1104	Introduction to Materials and Construction I	BLP 1103	Property Construction Material I	Changed to cover material issues relating to real property	8
	AQS1104	Principles of Microeconomics	BLP 1104	Economic Principles	Changed to combine Microeconomics and Macroeconomics	10
Year I Semester II	BLP1201	Property Accounting			Retained	12
	BLP1202	Introduction to Technology and Application	BLP 1106	Introduction to Technology and Application	Moved to Year I Semester I to become BLP 1106	10
	BLP1203	Architectural Presentations			Moved to Year II Semester I	10

	BLP1204	Construction Law		Retained	12	
	ARR1204	Introduction to Materials and Construction II	BLP1205	Property Construction material II	Changed -To broaden the area to covered in real property	10
			BLP 1206	Urban Planning and Environmental Design	New course to cover urban planning and environmental design issues split from Estate Planning	12
			BLP 1207	Land Economics	Retained- moved to Year I Semester II	10
	CTL1101	Conflict Transformation and Leadership			Retained	10
	AQS 1204	Principles of Macroeconomics			Changed- Combined with AQS 1104 to create BLP 1104	10
Year II Semester I	BLP 2101	Property Development II			Moved to Year IV Semester I to become BLP 4106	12
	BLP 2102	Property Valuation I				12
	BLP2103	Urban and Estate Planning	BLP 2106	Estate Planning	Changed- To streamline concepts of Urban Planning and Environmental Design from Estate Planning.	12
	BLP 2104	Building Economics			Retained	10
	BLP 2105	Property Law I			Retained	8
	AAR 2102	Building Construction I			Moved to Year II Semester II and combined with AAR 2203	8
			BLP 2108	Municipal Services	New course to cover aspects of broader infrastructural services required for property development	8
	AQS 1107	Techniques Of Gathering Materials, Report Writing and Specifications I			Changed-Removed and combined with BLP 2204 to become BLP 2207	
	AAR 3103	Building Services I			Moved to Year II Semester II to BLP 2205	8
Year II Semester II	BLP 2201	Property Valuation II			Retained	12
	BLP 2202	Property Law II			Retained	10

	BLP 2203	Land Economics			Retained but moved to Year I Semester II to become BLP 1207	10	
	AAR 2203	Building Construction II	BLP 2206	Building Construction	Combined AAR 2203 and AAR 2102	8	
	BLP 2204	Research Tools and Techniques	BLP 2207	Research Methods	Combined BLP 2204 with AQS 1107 to remove redundancy	10	
	AAR 3203	Building Services II	BLP 2205	Building Services	Combined AAR 3203 and AAR 3103 to become BLP 2205	8	
			BLP 2208	Property Management	Moved from Year IV,	12	
Year III Semester I and II	BLP 3001	Industrial Attachment				120	
Year IV Semester I	BLP 4001	Property Studies Research Project			Retained	20	
	BLP 4101	Property Valuation III			Retained		
	BLP 4102	Estate Management I			Changed and moved to BLP 2101 Part II Semester I	12	
	BLP 4103	Property Taxation			Retained	10	
	BLP 4104	Project Planning and Management			Retained		
				BLP 4106	Sustainable Property Development	Moved and changed from BLP 2201 to incorporate sustainable development issues	12
	BLP 4105	Urban Management			Retained	12	
Year IV Semester II	BLP 4201	Property Valuation IV			Retained	12	
	BLP 4202	Professional Practice and Procedure			Retained	10	
	BLP 4203	Estate Management II	BLP 4206	Property and Facilities Management	Changed- to focus on management of property facilities	12	
	BLP 4204	Property Development Finance			Retained	8	
	BLP 4205	Real Property Marketing			Retained	10	

2.4.4. LIST OF MODULES

YEAR I

125 CREDITS

SEMESTER 1

BLP 1101 Principles of Property Development 15 Credits

BLP 1102 History of Urban Development 12 Credits

BLP 1103 Property Construction Materials I 8 Credits

BLP	1104	Economic Principles	10 Credits
BLP	1105	Statistics for Property Studies	8 Credits
BLP	1106	Introduction to Information Technology and Application	10 Credits

SEMESTER 2

BLP	1201	Property Accounting	12 Credits
BLP	1204	Construction Law	10 Credits
BLP	1205	Land Economics	10 Credits
BLP	1206	Urban Planning and Environmental Design	12 Credits
BLP	1204	Property Construction Materials II	8 Credits
CLT	1101	Conflict, Leadership and Transformation	10 Credits

YEAR II 120 CREDITS

SEMESTER 1

BLP	2102	Property Valuation I	12 Credits
BLP	2104	Building Economics	10 Credits
BLP	2105	Property Law I	8 Credits
BLP	2106	Estate Planning	12 Credits
BLP	2107	Architectural Presentations	10 Credits
BLP	2108	Municipal Services	8 Credits

SEMESTER 2

BLP	2201	Property Valuation II	12 Credits
BLP	2202	Property Law II	10 Credits
BLP	2205	Building Services	8 Credits
BLP	2206	Building Construction	8 Credits
BLP	2207	Research Methods	10 Credits
BLP	2208	Property Management	12 Credits

YEAR III **120 Credits**

Semester I and II

BLP 3001 Industrial Attachment 120 Credits

PART IV **130 CREDITS**

SEMESTER 1

BLP 4001 Property Studies Research Project 20 Credits

BLP 4101 Property Valuation III 12 Credits

BLP 4103 Property Taxation 10 Credits

BLP 4104 Project Planning and Management 10 Credits

BLP 4105 Urban Management 12 Credits

BLP 4106 Sustainable Property Development **12 Credits**

SEMESTER 2

BLP 4201 Property Valuation IV 12 Credits

BLP 4202 Professional Practice & Procedure 10 Credits

BLP 4204 Property Development Finance 10 Credits

BLP 4205 Real Property Marketing and Sales 10 Credits

BLP 4206 Property and Facilities Management **12 Credits**

2.4.5. MODULE SYNOPSIS

BLP 1101 Principles of Property Development **15 Credits**

Introducing property development - definitions / structure of the real property industry & its links with the construction industry, characteristics of the real property industry, the property development process, actors in the property development process, managing risk in property development, feasibility studies and site appraisals, cost benefit analysis, real property industry and the economy (property cycles), property market research, team development & managing property development resources, contractual obligations & managing the property development,

BLP 1102 History of Urban Development **12 Credits**

The module covers City in history, [Paleolithic, Mesolithic and Neolithic period]. A general survey is made of major development theories and contemporary issues and the characteristics of high, medium and low-income societies that establish contexts for development planning and policy-making. Industrial cities and their problems, urban Legislation, Public Health Act 1848 and 1875, need for urban planning, design concepts [Radburn, neighbourhoods concept], the post-world war industrial city [modern city], new towns concept. The operations of several cities and metropolitan areas are analyzed.

BLP 1103 Property Construction Materials I 8 Credits

An introductory review of the materials used in construction, of their physical properties and characteristics, and the processes they undergo to convert them to building materials. It also covers primary and unprocessed construction materials and secondary and industrially processed construction materials and their behavioural changes to environmental exposure. The advantages and disadvantages of different substituting construction materials are explored.

BLP 1104 Economic Principles 10 Credits

This module covers basic foundation for the subject matter of Economics to enable students to prepare themselves to use the concept of rationality to analyzing behaviour at a micro-level and macro levels. The topics to be covered include: the economic problem, demand and supply, determination of market prices, theory of the firm, macro-economic analysis, national income, fiscal and monetary policies, inflation & unemployment

BLP 1105 Statistics for Property Studies 8 Credits

This module covers basic concepts of statistics and probability theory. The topics covered include concepts of probability, basic statistical inference procedures of estimation, confidence interval and hypothesis testing, descriptive statistics, normal and Poisson distributions, T-test, analysis of variance, multiple regression, non-parametric procedures and the analysis of categorical data directed towards application in property development and estate management.

BLP 1106 Introduction to Information Technology and Applications 10 Credits

Coursework based computer aided designs and applications to provide an insight into the use of computers in design and functionality of Modern CAD and GIS integrated systems. Emphasis is placed on the generation and use of software applications in property development and estate management such as MS Project, Primavera, Model Marker, Spreadsheets and so forth. Students should always be kept updated and abreast with IT changes and improvements.

Module Assessment: 100% Continuous Assessment

BLP 1201 Property Accounting 12 Credits

Lectures and discussions accounting for property rentals/commission; cash transfers and disbursements that include associated accounting records, reconciliation statement, financial statement, financial reports, cash flow statements, contract accounting, accounting ratios, trading, profit and loss account and stock control procedures. It also focuses on the production of balance sheets, assets and liabilities with particular reference to the real estate industry. Trust accounting, management of trust funds

BLP 1204 Construction Law

10 Credits

Principles, purpose and sources of law, law of contract, terms of contracts, essentials of a contract, valid and void contracts and remedies thereto, law of restitution, law of tort, (misrepresentation, negligence, duress, undue influence, trespass, nuisance). Building contracts formation, general conditions of contract, standard building and civil engineering contracts, different types of building construction contracts and procurement systems.

BLP 1205 Land Economics

10 Credits

Supply and demand of land, location theory, determination of the price of land, rent-earning capacity and land use thresholds, a general pattern of urban land use, the impact of government economic policy objectives on land resources, urban land zoning, subdivisions and consolidations and land values.

BLP 1206 Urban Planning and Environmental Design

12 Credits

The module examines the development planning process and paradigms. These include comprehensive, sectoral, transport, strategic and contingency planning. Development Plans (master and local plans, layout, site and building plans), subdivision and consolidation, incorporations, zoning and development control are covered. It also covers participatory, advocacy and lobbying works. The planning theories and models and their influences on the urban space (practice). Problems of urban growth and solutions are explored. Different types of land reforms and tenure systems, property development and reforms and institutional economics. It also covers rural properties, rights of access, control and ownership of common properties. Climatic issues, environmental site planning, outdoor designs, building envelopes (internal), designs, natural versus artificial systems design, ecological and biodiversity, adverse weather conditions and design for adversities, fabrics, facades and landscaping.

Module Assessment: 100% Continuous Assessment

BLP 1207 Property Construction Materials II

8 Credits

A continuation of the module through site visits and field studies, with an examination of construction systems, and the ways in which materials are used in construction and various financial and environmental costs implications. Aspects of Construction materials modeling and simulations are explored. Project based assignments and models and assessed as continuous assessment (CA).

Module Assessment: 100% Continuous Assessment

BLP 2102 Property Valuation I

12 Credits

The module is an introduction to property valuation, reasons for valuation, methods of valuation (comparative, residual valuation, contractor's method investment method), factors affecting property values. Discussions on real property rights/interests and the effect on property values and management

BLP 2104 Building Economics

10 Credits

Concepts and techniques of pricing, forecasting and estimating using preliminary methods of estimating [unit, cube superficial, approximate quantities, storey enclosure method] on building projects; Discussions of the fundamental principles and basic techniques used in economic comparisons of various investment options, project appraisals, cost analyses of equipment and facility/property ownership, retirement and replacement, considering the time value for money, discounted cash flow analysis, inflation, depreciation, maintenance and other related costs - principles of engineering/technological economics as they apply to evaluation of construction projects, assets, plant and equipment.

BLP 2105 Property Law I

8 Credits

Property rights and legal descriptions (real vs. personal rights, fixtures, minerals, air & water rights; estates in land), Land tenure systems, Legal interests in real property [freehold, leasehold, condominium, etc.], landlord and tenant law, private restrictions on ownership (liens, covenants, easements, licenses, encroachments), licenses in real property, real property sales contract, case laws shall be used in the module of study.

BLP 2106 Architectural Presentations

10 Credits

The module gives an introduction to the purpose of architectural designs and drawings. It considers an appreciation of site layout planning, two to three dimensional drawings and their uses and the relationship between scale and degree of details, lettering, hatching, shading and colour detailing and their meanings. The overall elevations and three-dimensional presentations in different forms are explored.

Module Assessment: 100% Continuous Assessment

BLP 2107 Estate Planning

12 Credits

The module covers estate planning, probate, inheritance, shall trusts, revocation, conveyance, hereditaments and the Administration of Estates Act and related legislation. Students should familiarize themselves with other relevant legal instruments. Estate planning and administration issues are covered. East planning processes such as probate, revocation and inheritance laws and systems. Formation and types of shall and trusts. The effects of tenure, real rights and title systems on property and Afro-centric systems are explored.

BLP 2108 Municipal Services**8 Credits**

A study of the infrastructural services of water supply, roads, drainage, and sewerage and sewage treatment, energy, and telephone installations. Student are expected to do Geographic Information (GIS) Mapping, photogrammetric remote sensing and practical surveys. The module includes case studies and project based assessments.

Module Assessment: 100% Continuous Assessment

BLP 2201 Property Valuation II**12 Credits**

Mathematics of valuation, compound interest, present worth (uniform series, dual rate), term and reversionary valuations, Annual sinking fund, capital recovery [annuity \$1 shall purchase], application of mathematics of valuation to practical valuation of properties.

BLP 2202 Property Law II**10 Credits**

Extracts and cases as they relate to the business of real estate: Estate Agency Act, Valuers Act, RTCP Act, Urban Councils Act, Rural District Councils Acts, Deeds Registry Act, Land Acquisition Act, Environmental Management Act, Utilities and Infrastructure-related Acts and Commercial and Residential Rent Regulations, Property transactions laws & procedures, commission and other statutory fees.

BLP 2205 Building Services**8 Credits**

The module is a study of the integrated mechanism, electrical and telecommunications systems that enable large complex buildings to function efficiently as working environments. Air conditioning, acoustics, lighting, heating and fluid reticulation systems are covered.

BLP 2206 Building Construction**8 Credits**

The module investigates a range of conventional construction systems, for foundations, walls, suspended floors and roofs. Systems investigations and analysis such as timber, steel, masonry, and reinforced and precast concrete. Lectures are supplemented by demonstrations and site visits. The module examines the construction process and materials used in construction through lectures, case studies and project assignments. Students shall be required to study a building under construction and create a portfolio for documenting the project.

Module Assessment: 100% Continuous Assessment

BLP 2207 Research Methods**10 Credits**

The module is an introduction and development of use of exploring source and the preparation of specialised and technical information, document research organisation, format and style. Drafting and interpretation of

in-depth technical reports and comprehensive specification in the various forms of surveying, construction and engineering drawings are covered. Research approaches and design, research topic formulation, data collection methods, objectives setting, hypothesis formulation, data presentation and analysis, research design, ethics in research, sampling techniques, questionnaire design, data gathering techniques, research proposal writing skills, research project documentation and reporting skills. Issues relating to professional communication and academic writing shall be covered.

Module Assessment: 100% Continuous Assessment

BLP 2208 Property Management

12 Credits

Introduction to property management, estate setting, formation of estates, Lease agreements, rent regulations in Zimbabwe, Rent determination for retail, residential, industrial, office use; Role of Estate Agents in Property Management; Identification and assessment of building defects; repair and maintenance of buildings; aspects of architectural additions and alterations on buildings

BLP 3001 Industrial attachment

120 Credits

The industrial attachment shall cover Twenty-eight weeks in compliance with University Regulations and Procedures. Students may be attached to professional Valuers and Estate Agents firms, Estates Department of Local Authorities, Parastatals, Central government, Building Societies and Commercial Banks, Insurance companies, contractors and property developers. This attachment should expose students to practical property development processes and applications, valuation, management and conveyancing experiences. Furthermore, students are expected to use the attachment period to identify potential research areas in preparation for their dissertations in Part IV

BLP 4001 Property Studies Research Project

20 Credits

The module borders on the preparation for dissertations. With the aid of lectures, students shall choose topics of their choice and prepare a dissertation individually.

Module Assessment: 100% Continuous Assessment at the end of academic year.

BLP 4101 Property Valuation III

12 Credits

The module applies theories, principles and concepts of valuation to different sectors of real property. Emphasis shall be put to practical valuation assignments of office blocks, industrial properties, plant and equipment. Also included in this module is the preparation of a valuation reports, certificates, and calculation of professional fees for valuation using prevailing scale of fees. Risk and uncertainty, investment appraisal, component variables of a valuation are covered.

Module Assessment: 100% Continuous Assessment

BLP 4103 Property Taxation 10 Credits

General direct taxation and land resources, income tax, capital gains tax, stamp duty, estate duty, tax concessions in special areas, effect of taxation on property transactions. Computations of various forms of taxes and assessing their effect on real estate business

BLP 4104 Project Planning and Management 10 Credits

The module introduces the student to general management principles as applied to construction projects. Areas to be covered include: construction theory and practice, project planning and control, project scheduling, the project manager's role, project quality management principles, project proposal writing, project appraisal/assessments, project internal and external environment, project procurement requirements and process, project resources management.

BLP 4105 Urban Management 12 credits

The module focuses on the provision and management of urban infrastructure, housing and related community facilities. These include transport, water, sewage, electricity and communication supply services. The Intervening issues such as waste management, urban agriculture and disaster management systems. Addresses governance, legal and policy frameworks for sustainable urban and land development projects. It also considers the paradigm shift from traditional systems to the development and management of sustainable city concepts. The Provision and maintenance of urban infrastructure services through the use of Public Private Partnerships (PPP) arrangements is covered. Creation and management of urban institutions & urban governance systems

BLP 4106 Sustainable Property Development 12 Credits

The module introduces the principles of sustainable development to real property. Sustainability principles, Location and sustainability of buildings, property-related environmental issues, the economics of sustainable buildings, the use of sustainability rating tools in real property, design & procurement of sustainable buildings, environmental laws, stakeholder participation on sustainable / green projects

BLP 4201 Property Valuation IV 12 credits

The module builds on the provisions of the previous valuation modules. It intends to prepare the student to the practical realm of valuation of real property as they graduate. The module shall focus on advanced valuation of specialized property like hotels, chalets, recreational properties. Also included is statutory valuation (for taxation, compulsory acquisition etc.), and deceased estates valuation, valuation of property in a rural setting. More emphasis shall be placed on the legal issues relating to valuation of such properties.

Module Assessment: 100% Continuous Assessment

BLP 4202 Professional Practice and Procedure

10 credits

This module aims to inculcate the expected minimum expectations of a property professional. The discussions and seminars on ethical procedures, professionalism and, duty of care when dealing with other people's properties will be and issues of corruption and gender in property industry will be conducted. Professional role of a property valuer and manager and how the property professional should diligently execute his/her professional duties.

BLP 4204 Property Development Finance

10 Credits

Exploring sources finance for real property development, private versus public sources of capital, cost of capital, types of loans & mortgages to finance real estate, factors affecting financing of real property development, exploring the critical factors in national, regional and local markets that determine real property development opportunities; business and construction cycles, principles of managerial finance focusing on financial markets, planning and control, working capital management and international finance, discussions centered on finding best financial packages for property development, including assessment of market and potential strategies, appraising alternative funding opportunities and estimating debt, cash flow and capital investments appraisal techniques.

BLP 4205 Real Property Marketing and Sales

10 Credits

Concept of real estate asset & space markets, pricing of various categories of real estate, principles of marketing, methods/ strategies of marketing real property, property marketing research techniques, real property conveyancing (complete and incomplete buildings), memorandum of agreement, deeds of sale, change of ownership of real property, registration of property, commission and other statutory fees, challenges in marketing of real property.

BLP 4206 Property and Facilities Management

12 Credits

Understanding property portfolio and its development, investment analysis, principles behind portfolio and strategy, asset-mix ratio, getting tenants for property portfolio, tenant mix, managing a property portfolio, legal issues related to estate management, insurance regarding real property, scheduling of operation and maintenance of buildings and its environs, property management reports on management of public estates and institutions, management of the environs and facilities in and around the property, environment, health and safety of users of the building space, waste management, space allocation and management, demolition of leased premises & security deposit, role of facilities manager, integrated property and facilities management

Module Assessment: 100% Continuous Assessment

3.0 Master of Urban Design (MUD)

3.1 Preamble

Urban Design deals with the urban microform at the macro-scale. The focus is on the shaping of various pieces of urban land at meso-scale and with spaces between them at micro-scale. It also deals with designing

and construction of urban elements. In this regard, this programme aims at educating students with a background in town planning, architecture and other related disciplines in this subject. The main objective is to develop theoretical frameworks that will be used in practice.

3.2 Programme Profile

3.2.1 Programme specifications

Degree type	Honours
Credit load	300
SADC-QF Level	9
Accrediting Authority	Zimbabwe Council for Higher Education (ZIMCHE)
Date of Accreditation	

3.2.2 Purpose of the Programme

To develop students equipped with analytical and problem-solving skills, who are competent in producing high quality work in property development, management and the valuation division of the property profession.

3.2.3 Programme characteristics

Areas of Study	Property Studies
Specialist Focus	Regeneration, Urban Design, Transportation, Environmental, Sustainable Development, City Design, Ergonomics of Design, Urban Economy
Orientation	Teaching and learning guided research, technology and innovation oriented and focused on equipping learner with practical and theoretical aspects following local and global trends in property development.
Distinctive Features	The programme builds the research-technology-innovation continuum and focuses on knowledge development and application using a student-centred approach

3.2.4 Career Opportunities and Further studies

Employability	Local Authorities, Local Government, Architectural consultancy, Urban Planning and Design Consultancy, Geographer, Transport Planner.
Further Studies	Doctoral Studies in Urban and Regional Planning, Urban Climate Change, Urban Design, Regeneration, Transport

3.2.5 Programme delivery

Teaching and learning methods	Face-to-face lectures, guest lectures, online and blended learning, projects, exhibitions, laboratory, studio and workshop practicals, field trips
Assessment methods	Written examinations, in-class tests, assignments, practical and research projects, reports, oral presentations, displays, etc.

3.2.6 Programme competences

<p>2.1.6.3 Generic:</p> <p>2.1.6.1.7 Multi-disciplinarily:</p> <p>Ability to draw appropriately from multiple academic disciplines to define and solve problems based on understanding of complex property industry</p>

2.1.6.1.8 Quantitative and innovative reasoning:

Capability to create and interpret qualitative data and use analytics for informed decision making and transfer knowledge across concepts and disciplines.

2.1.6.1.9 Communication skills:

Ability to communicate effectively and to present information orally and in writing and using ICTs to both expert and non-expert audiences

2.1.6.1.10 Analysis and synthesis:

Ability to argue inductively and deductively, concept building, decision making based on reasoned arguments.

2.1.6.1.11 Ethical commitment:

Professional integrity and awareness of impact of spatial development on society and the environment

2.1.6.1.12 Entrepreneurial skills :

Capability to identify and create new business ventures based on knowledge and new thinking paradigms

2.1.6.4 Discipline Specific:

2.1.2.2.6 Deep knowledge:

Extending art and design knowledge to include the underlying science e.g. characteristics of materials, chemistry of fabrics, etc

2.1.2.2.7 Production skills:

Ability to conceptualise and develop artistic ideas into artefacts and functional products; psychomotor skills development

2.1.2.2.8 Technology development skills:

Use of various technologies including ICTs in design ideas and processes, explore new technologies for the design specialist

2.1.2.2.9 Problem-solving skills:

Improve lives and the aesthetic environment through solving problems arising through expressed and normative human needs

2.1.2.2.10 Analytical and computational skills:

Ability to use various computer software packages for processing and analysing phenomena e.g. needs and preferences for artistic products

3.2.7 Intended Learning outcomes (ILOs)

2.1.7.7 Ability to demonstrate knowledge and understanding of Urban Design fundamentals

- 2.1.7.8** Understanding of the property industry value chain in terms of practice, technology applications and the associated products
- 2.1.7.9** Ability to capitalise on all situations that have potential for development into business and entrepreneurial ventures
- 2.1.7.10** Ability to share and spread knowledge through formal teaching and other informal channels such as seminars, workshops, exhibitions, symposia, etc
- 2.1.7.11** To develop supervisory and management skills of urban environs
- 2.1.7.12** Ability to develop best practice and technologies that enhance efficiencies and outputs of the sustainable city development.

3.3 Admission Requirements

3.3.1 Normal Entry

At least successfully completed an undergraduate degree in the following disciplines: Urban Design, Architecture, Rural and Urban Planning, Building Economics, Civil Engineering and Property Management and any other programmes offered in the built environment shall be considered on individual basis with a Minimum overall pass of upper second class (2.1).

Applicants with a lower second class (2.2) Honours Degree in the above fields will be required to have at least two years post qualification experience.

3.4 Programme of study

This is a full time / part-time programme that shall extend over a period of 18 months for full time and 36 months for part-time. For full time, the first 12 months shall be devoted to taught component of the programme and shall be divided into two semesters and the last 6 months shall be devoted to the writing of a supervised dissertation. For part-time, the first 24 months shall be devoted to taught component of the programme and shall be divided into three semesters. The last 12 months shall be devoted to the writing of the dissertation.

3.5 Assessment

3.5.1 Unless specified otherwise in the module synopses, all taught theory modules shall be assessed through continuous assessment in the form of assignments, tests, quizzes, short projects or oral and other presentations, and a formal 3-hour written examination.

3.5.2 The weighting of written examinations and continuous assessment shall be 70% and 30%, respectively

3.5.3 The final year project shall be carried out over two semesters and shall be weighted as two standard modules, i.e. 60 credits.

3.6 Module list

Part and Semester	Current course code	Module title	Proposed course code	Proposed module title	Comments/ Remarks	Credits
Part I Semester I	BUD 6101	Principles and Practice of Urban Design I			Retained	16
	BUD 6102	Urban Policy and Infrastructure			Retained	14
	BUD 6103	Urban Design Studio			Retained	20
	BUD 6104	Economics for Urban Design	BUD 6108	Urban Economics	Changed- to realign to urban environs, taking into account the comments of the external examiner	14
			BUD 6107	Environmental Design and Conservation	Changed- to incorporate issues on designing on artificial environment and natural environment. To be a core course.	12
Part II Semester I	BUD 6201	Principles and Practice of Urban II			Retained	16
	BUD 6202	Research Methods in Urban Design			Retained	14
	BUD 6203	Urban Design Studio II			Retained	20
	BUD 6204	Urban Design Seminars			Retained	18
			BUD 6205	Geographic Information Systems (GIS)	Retained but to become a core course	12
Part III Semester I	BUD 7101	Dissertation			Retained	60
	BUD 7102	Urban Design Thesis			Retained	60
Electives	BAR 6106	Environmental Conservation	BUD 6107	Environmental Design and Conservation	Changed- to incorporate issues on designing on artificial environment and natural environment and to be a core course	12
	BAR 6105	Computer Aided Design and Management			To be removed, and done together with BUD 6103 and BUD 6203	12
	BQS 5102	Project Planning and Management	BUD 6106	Project management for Urban Design	Changed- combined with BQS 5102 and BQS 5210 to remove redundancy	12

BQS 5210	Project Risk Management			To be removed and fused with BQS 5102 to become BUD 6106	12
BUD 6205	Geographic Information Systems (GIS)			Retained but to become a core course	12
BUD 7103	Transportation Engineering	BUD 6105	Transportation Planning and Management	Changed- to include broader issues on urban transportation	12
		BUD 6207	Professional Practice for Urban Design	New course, as an elective to cover aspects on ethics	12

3.6.1 PROGRAMME COURSE OUTLINE

STAGE I

BUD 6101	Principles and Practice of Urban Design I	16 Credits
BUD 6102	Urban Policy and Infrastructure	14 Credits
BUD 6103	Urban Design Studio I	20 Credits
BUD 6107	Environmental Design and Conservation	14 Credits
BUD 6108	Urban Economics	14 Credits

STAGE II

BUD 6201	Principles and Practice of Urban Design II	16 Credits
BUD 6202	Research Methods in Urban Design	12 Credits
BUD 6203	Urban Design Studio II	20 Credits
BUD 6204	Citizen Led Urban Design Seminars	18 Credits
BUD 6205	Geographic Information Systems	12 Credits

STAGE III

BUD 7101	Dissertation	60 Credits
BUD 7102	Urban Design Project	60 Credits

Electives (select one per Part, for Part I and II) 12 Credits

BUD 6106	Project Planning and Management	12 Credits
BUD 6105	Transportation Planning and Management	12 Credits

BUD 6207

Professional Practice in Urban design

12 Credits

3.6.2 COURSE SYNOPSIS

BUD 6101 Principles and Practice of Urban Design I

16 Credits

The course covers basic theory and practice of urban design. Topics include history of urban form; buildings and spaces; urban design analysis; urban design approaches; efficiency of urban design and evaluation criteria; case studies. A student shall not proceed to do Principles and Practice of Urban Design II before clearing this course.

BUD 6102 Urban Policy and Infrastructure

14 Credits

Against relevant aspects of land use theory and implications for site planning, the course introduces the principles and practice of site planning and infrastructure design for large urban developments. Topics include reclamation, land use and density thresholds, settlement capacity, infrastructure master planning, utilities planning, site layout and future design trends.

BUD 6103 Urban Design Studio I

20 Credits

Introduction to urban design graphics and computer aided design: an introduction to basic drafting, graphics and computer-related tools and techniques in professional practice. The module shall cover :

Urban Design Project I

a series of sessions encompassing practical drawing and sketches of urban design proposals for selected sites in Zimbabwe.; and

Urban Design Project II

A group project which will normally be a real-life large-scale urban design and development project involving land reclamation and infrastructure provision leading to a 3-D built form. Designed to professional standards involving relevant urban design theory and implementation criteria, and conducted with participation of professionals in both public and private sectors.

BUD 6107 Environmental Design and Conservation

14 Credits

The course aims at introducing students to issues of environmental awareness with regards to the impacts of human activities and strategies for coping with the changing environment. The course is conducted through lectures, case studies and seminars. The following broad topics are relevant: the ecology of the environment; the ecosystems-types and components; impacts of man's activities on the ecosystem and types of impacts; concepts and issues in environmental impact assessments. The design of environmental spaces both external and internal spaces versus natural environment.

BUD 6108 Urban Economics**14 Credits**

This course covers main economic forces that lead to the existence of cities and regional agglomeration. It studies the economics of cities and urban problems by understanding the effects of geographic location on the decisions of individuals and firms. The topics include, inter alia: location decisions of firms and households; The role of spatial economics in shaping the internal structure of cities, role of cities in aggregate economic development, institutional economics, economics of sustainable designs.

BUD 6201 Principles and Practice of Urban Design II**16 Credits**

This advanced course in urban design attempts to build a coherent theory of urban form from the historical and material conditions of production. Hence the lectures/seminars progress in three main stages. Firstly, the economic and political determinants in the production of urban space are considered (urban politics, the state, ideology, social class, professionalism etc.). Secondly, considerations in the technology of form (forms of space, analogical models, and problems of aesthetics). Thirdly, a case study of Zimbabwe which moves from the realm of theory into concrete social practices - urban planning, high-density development, public housing, and the other formal properties of a major world city.

BUD 6202 Research Methods in Urban Design**12 Credits**

The course focuses on various methods and techniques fundamental in data collection, analysis and presentation. The overall objective of the course is to impart skill to students that can assist them in preparing technical reports and dissertations.

BUD 6203 Urban Design Studio II**20 Credits**

Urban design project 3: a series of sessions encompassing the practical management and implementation of urban design proposals involving larger sites, taking into account issues such as land acquisition, planning approvals, concept development, financing, the consultancy team, construction, marketing among others.

BUD 6204 Citizen-Led Urban Design Seminars**18 Credits**

This is a cross cutting course in which seminars introduce students to the designing and management of urban places. The focus is on issues arising in current urban design practice. The subject matter includes current contexts for urban design; the role of urban design in the development process; different urban design roles and levels of influence; public sector urban design, framework plans, design guidelines and implementation strategies. The module addresses urban economic analysis in the planning and development of urban areas from the point of view of practitioners and community studios in the field as well as feedbacks. During the course of the semester, each student will prepare a thesis proposal. The course emphasizes citizen and community participation frameworks in urban planning, design and sustainable development and management.

BUD 6205 Geographic Information Systems 12 Credits

This course builds on spatial land-use analysis techniques. Focus is on the advanced theory and practice of Geographic Information Systems (GIS); GIS applications; design and implementation of GIS applications.

BUD 7101 Dissertation 60 Credits

This is an in-depth investigation of urban design or development issues which relate directly to the physical planning problems and potentials of urban areas. The topic chosen should be both academic and practical in nature and a report not exceeding 20,000 words or equivalent is required.

BUD 7102 Urban Design Thesis 60 Credits

This is an in-depth urban design project based on a specific urban case study. The expected work at this level is of advanced standing and allows an in-depth exploration of complex design problems. In addition, it must be conducted in collaboration with city agencies addressing identified needs.

Elective Courses 12 Credits

Only two electives will be selected from the following list: (Candidates will not be permitted to choose elective courses they have already studied).

BUD 6106 Project Planning and Management 12 Credits

This course will cover a wide range of issues relating to project planning and control, project internal and external environment, project planning and development, project organisation and administration, the project manager's role, project quality management principles, project appraisal, project management techniques, project practice and management. Project management knowledge areas such as cost, scope, time, risk, quality, performance, communication and so forth.

BUD 6105 Transportation Planning and Management 12 Credits

Focus is on the traditional transport study which focuses on trip generation, trip distribution, modal distribution and trip assignment; land-use modeling; the town and regional planner's contribution to transport planning.

BUD 6207 Professional Practice for urban Design 12 Credits

This course examines practice management and project management in the built environment professions. Topics in practice management include: ethical practice; the character and operation of practices; legal requirements; corruption; running a business; professional memberships and its registration; risk and professional liability; and personal career planning. Topics in project management include: project stages; procurement and feasibility; statutory requirements; management of time, cost and quality; and contracts and

contract administration in private and public realms. Alternative and innovative pathways through the profession are also considered.