

# PROPERTY DEVELOPMENT

1 Year Course

# 2026

## Presentation

Presented at NQF5 (1st Year University level)  
SAQA ID: TBE

## Format

This One Year Programme consists of a dual delivery model, integrating 4x in-person classroom sessions, two in each semester. Combined with self-study and online video sessions for the duration.

## Dates & Duration

Register before:  
**10 Feb 2026**

Start Date:  
**23 Feb 2026**

## Course Fees (3 Payment Options)

### Full Time (1 Year)

Once-off registration fee **R1,000**  
Upfront **R49,500**  
Instalments **R4,500 x 11 Months**

### Part Time (2 Years)

#### 1st Year

Once-off registration fee **R1,000**  
Upfront **R26,400**  
Instalments **R2,500 x 11 Months**

#### 2nd Year

Upfront **R23,100**  
Instalments **R2,200 x 11 Months**

**Capitec Education Finance**

## Study Structure (3 Options)

**1. Full-Time Accelerated (1-Year)** - This option is designed for dedicated school leavers and working professionals who want to enter the industry as quickly as possible.

**2. Part-Time (2-Years)** - This option is ideal if you need more time to study and prefer a lower monthly commitment.

**3. Per Module Basis** - If you need ultimate flexibility or only want to focus on specific areas of study, you can enrol on a module-by-module basis. Fee for this option are calculated based on the credit value of the selected module. Please contact us directly for a personalised quotation if you are interested in this approach

## Introduction & Purpose

The property development sector, which includes both state-owned and private properties, plays a crucial role as an investment vehicle that generates wealth and employment opportunities in South Africa.

The 1-Year Learning Course in Property Development seeks to address the skills shortage within the industry by providing specialized training for positions in this field and guides students through the entire process of property development, from green field conversion to cities, legal and financial imperatives, redevelopment, management of properties, and much more. It further delves into a wide array of property development aspects, ranging from legal and financial aspects to even include project management principles. Designed for individuals who wish to acquire comprehensive knowledge without committing to full-time university education, this course aims to equip participants with the necessary skills for various career paths within property development. By doing so, it not only contributes to the economy but also promotes community development.



# Entry Requirements

- Only people who have obtained a National Senior School Certificate (*NSC*) or the National Certificate (*Vocational*) (*NCV*) (*Matric*) can enrol, or being 23 years of age or older, satisfying our recognition of prior learning (*RPL*) and experience criteria. Foreign students must have qualifications at least equivalent to the South African qualifications.
- Mathematics and science are recommended school subjects. Mathematics/ mathematical literacy pass rate of 40%, and English pass mark, being a pre-requisite for those Higher Certificates where it is prescribed.
- The next enrolment opportunities will start in January 2026.
- Full-time students will be allowed one year and part time two years to complete the course as it encompasses a heavy study workload, particularly for working adults.
- The one-year full-time course requires students to attend 4 allocated block weeks spread over 2 semesters.
- **APS - Not applicable.**
- **RPL also available - Contact us for an admission interview.**

# Course Outcomes

- **Qualified Property Developers** - Graduates will gain the skills and knowledge to manage property development projects, from greenfield development to redevelopment and long-term property management.
- **Enhanced Employability** - Learners will be equipped to take on roles in both public and private sector organizations, including government entities, parastatals, and private development firms.
- **Entrepreneurial Capacity** - Graduates will possess the ability to identify and pursue entrepreneurial opportunities within the property development industry, contributing to wealth creation and economic growth.
- **Practical Knowledge Application** - Students will demonstrate proficiency in managing legal, financial, and operational imperatives in property development.
- **Sustainable Built Environment Management** - Graduates will contribute to the development and management of sustainable fixed assets that uplift communities and support long-term economic objectives.
- **Career Pathway Development** - Learners will be prepared to advance their careers within the property development industry, achieving roles from entry-level positions to senior leadership.

# Class Attendance

## BLOCK WEEKS

This course requires mandatory attendance of four week-long, on-campus (or online) sessions each academic year. These intensive block weeks are designed for hands-on activities, collaborative projects, and direct engagement with lecturers and peers.

## ONLINE CLASSES & INDEPENDENT STUDY

Following each block week, you'll transition to weekly evening online classes. These sessions will be conducted via live video conference and will focus on theoretical concepts and discussions. In addition to the scheduled classes, you'll be expected to complete independent study, readings, and assignments.

## ASSESSMENTS & EXAMINATIONS

*Your overall grade will be determined by a combination of:*

- **Formal examinations** - Comprehensive tests covering material from both the block weeks and online classes.
- **Tests** - Regular, smaller assessments conducted throughout the term to gauge your understanding of specific topics.
- **Assignments** - Practical assignments, projects and coursework submitted throughout the year.



# Course Objectives

- **Equip Industry-Ready Professionals** - Prepare learners to fulfill key roles in the property development sector, including development, refurbishment, and property management.
- **Bridge the Skills Gap** - Address the shortage of qualified individuals in South Africa's property development sector by providing accessible, well-structured education tailored to industry needs.
- **Support Wealth Creation** - Empower students with the knowledge to engage in property development as a tool for long-term investment and wealth generation, benefiting both public and private sectors.
- **Promote Entrepreneurship** - Foster entrepreneurial skills and innovative thinking in learners, enabling them to initiate and manage property development projects prudently and profitably.
- **Facilitate Career Growth** - Lay the foundation for career progression from entry-level to senior management positions in property development.
- **Integrate Interdisciplinary Knowledge** - Develop learners' ability to navigate legal, financial, technical, and managerial aspects of property development effectively.

# Course Format

This One Year Learning Course consists of a dual delivery model, integrating four in-person classroom sessions/ workshops per year, each running from Monday to Friday and which can be attended in person or via live, interactive online sessions. The aforementioned is combined with self-study, online video sessions and evening classes throughout the year.

# Course Modules & Themes

All modules are on NOF Level 5 and compulsory to complete. There are no elective modules. The Fundamental and Core modules are listed below:

	Code	Semester Code	Name	Designed around Credits	Price
Core	PDT	101	Property Development	16	R6 600
	PDT	102	Property Development	16	R6 600
	FMT	101	Facilities Management	14	R6 600
	CQS	101	Construction Quantity Surveying	12	R6 600
	CML	101	Commercial Law	14	R6 600
Fundamentals	SBE	101	Structure of the Built Environment	8	R3 300
	BCT	101	Basic Construction Technology	8	R3 300
	BCT	102	Basic Construction Technology	8	R3 300
	PRL	101	Property Law	14	R6 600
<b>Total:</b>					<b>R49 500</b>



# Fees Structure

You can register for the course in two ways: either in full, enrolling in all modules at once, or per module, which allows for a more flexible, personalised learning path.

**A** - Opting for full registration offers a comprehensive and structured approach, often at a discounted rate, and ensures you complete all course requirements.

**B** - Alternatively, choosing to register per module gives you the flexibility to select only the modules you need, manage your learning pace, and spread the cost over time. This option is ideal for those who want to acquire specific skills or working individuals who cannot commit to the entire curriculum within an academic cycle.

## Certification

A Certificate of Competence will be awarded to each participant who has successfully completed all modules / assignments / examinations, and achieved an overall percentage of a minimum of 50%.

## Assessment Methodology

Students will be assessed throughout the Course through a combination of formative and summative assessments, which are designed to measure achievement in the module outcomes and the Exit Level Outcomes of the qualification. Each module of the qualification will be assessed separately or in combination with other modules in an integrated assessment.

### FORMATIVE ASSESSMENTS (50% OF TOTAL ASSESSMENT VALUE)

Formative assessments will be conducted continuously throughout the teaching-learning process per semester to assist lecturers and students to monitor progress and to take corrective action, where needed. Formative assessments will be in the form of:

- *Written knowledge tests*, which will account for 20% of the formative assessment value. There will be two tests, one per semester, and
- *Individual written assignments*, which will account for 30% of the formative assessment value. Short assignments must be completed per module per semester.

Written tests and assignments per module will be based on information gained through discussions of workplace-based case studies, group exercises, informal oral presentations, role plays, study material and formal lectures.

The learnings through the formative assessment process will prepare participants for the final exam. A minimum mark of 40% for formative assessments is required to write the examination.

### SUMMATIVE ASSESSMENTS (50% OF TOTAL ASSESSMENT VALUE)

The summative assessment will be done through a final exam that will cover all the modules of the program. A sub-minimum of 50% for the final exam is required for students to achieve the Higher Certificate.

### WEIGHTING OF ASSESSMENTS

**Formative assessments** make up 50% of all assessment marks and are in the form of:

- *Written Tests 20%*
- *Individual Assignments 30%*

**Summative assessments** will account for 50% of the total assessment value and in the form of:

- *Individual written exam: 50%*



# Career Prospects

**A qualification in Property Development can lead to roles such as:**

- Property Developer
- Real Estate Assistant
- Project Coordinator
- Construction Administrator
- Development Analyst (Entry Level)

## Registration

- Closing date(s) for registration: please refer to attached Course schedule.
- Cancellations must be done in writing and in accordance with the administrative process prescribed.
- For more information on application and registration procedures, please visit our website: [www.cea.ac.za](http://www.cea.ac.za)

## Course Presenters

*All presenters on the course are recognised leaders in their fields:*

### Prof. Chris Cloete

Chris Cloete was Professor at the Department of Construction Economics, University of Pretoria from 1989, where he also held the endowed SACSC Chair in Shopping Centre Studies (2016-2020). He was appointed as HOD (Property Development) at Career Excel Academy (CEA) in 2023.

He studied at the University of Pretoria, Oxford University (England) and at UNISA. Simultaneous with completing a PhD in Chemistry in 1973 he completed a BA(Hons) (Philosophy, cum laude), and later also did a MBL (1982) and a BTh in 1993 (both awarded cum laude).

At university he had been chairman of the Men's residence Mopane, member of the Students Representative Council, and National President of the University Science Students Association of South Africa. He received Dux Colours for Leadership in 1971.

He has been a part-time lecturer in chemistry at UP (1971-72), senior scientist at the CSIR as coordinator in the National Programme for Environmental Sciences (1975-1979), property development manager at a construction company (1980-1985) and managing director of a project management company (1985-1989). He was responsible for the development and/or marketing of a number of residential schemes and retirement villages, an office block and the first sectional title medical centre in South Africa. He has consulted widely for a number of clients in the private as well as public sector.

He joined the University of Pretoria in 1990 and developed the first MSc (Real Estate) degree in South Africa. He is past Chairman of the SA Property Education Committee, past national councillor of the SA Property Owners' Association and past president of the Institute of Property Practitioners of SA.

He is author or co-author of more than 150 papers in peer-reviewed academic journals and national and international conference proceedings and is the author or editor of 11 books on property. He has been study leader for about 100 MSc mini-dissertations, study leader or co-study leader for 6 PhD theses and external examiner at a number of South African universities



He is course leader for a large number of regular adult educational courses in real estate. These courses have been attended by more than 10 000 delegates over the past 30 years and have also been presented in Botswana, Namibia, Nigeria, Ghana, Tunisia and India. He developed the curricula for a number of courses offered by SAPOA and the SA Council of Shopping Centres. He reviewed the Property Unit Standards on request of the Services SETA (2003) and served on the Working Group for development of Unit Standards for Social Housing. He served on the SGB for Quantity Surveyors), was chairman of Property Domain Champions committee and also served as deputy chairman of the Working Group for the Municipal Valuers Qualifications. He was co-recipient of a R3,26 million 3-year NRF research grant on the resilience of cities and has been a C3 rated NRF researcher.

He has received a number of professional and academic awards, including post-graduate bursaries by the University of Pretoria, the Industrial Development Corporation of SA (one of 5 awards on a national basis), the British Council Fellowship for South Africa (taken up at the University of Oxford, UK 1973-1975, an Outstanding Academic Achiever award at the University of Pretoria, twice an Award for Innovation in Education at the University of Pretoria and the first Honorary Life Membership of the SA Council for Shopping Centres. In 2005 he was named a Fellow of the Royal Institution of Chartered Surveyors (RICS) as Eminent Member (the first in Africa).

“  
*Shape the skylines.  
Change communities.  
Build your legacy.*

*Start your journey  
in Property  
Development today!*  
”



## Mr. Karel Oberholzer

Karel obtained an honours degree in Urban Geography from the University of the Orange Free State and an MBA from the Potchefstroom University Business School. He started his career at FNB's branch and ATM network planning division. Over the span of 14 years at the Bank Karel worked at various departments and divisions gaining valuable analytical, project management and general business experience.

He ended his career at the Bank, heading the advanced analytics and data modelling department. From June 2007 Karel was heading the ECE Project Developments Company, a subsidiary of a property syndication and investment business, providing programme and project management services to both the property development and information technology environments.

Karel was appointed as Senior Project Manager at Calgro M3 in January 2009 where he was responsible for various residential housing developments spanning across different market segments over the entire property development life cycle and value chain. This included mid to high income residential development, retirement estate as well as fully integrated housing projects requiring Government funding.

Karel started a property development and project management consulting company, named O5 Projects during the course of 2018. In addition to the consulting company Karel took up full time employment at the Bigen Group (Engineering Consulting) at the end of 2019 till July 2022, as senior property development manager. From August 2022 Karel become part owner and director of the Innovative Consolidated Group, a holding company with various subsidiaries including a steel construction company, educational institution, property development company and other.

## Contact Details

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