

PROPERTY DEVELOPMENT – BULK INFRASTRUCTURE SOLUTIONS

COURSE OVERVIEW

Today, property development requires more knowledge than ever about the specifics of prospective markets, patterns of urban growth, neighbourhood associations, traffic patterns, legal requirements, local regulations, contracts, building design, site development, construction techniques, environmental issues, infrastructure, financing, risk control, and time management.

BENEFITS OF ATTENDING

- Awareness that megaprojects are fragile and require different strategies than less complex projects.
- Identify key elements in a property development process and some of the challenges faced by key role players
- Explore construction processes and activities that you are unlikely to have come across before.

COURSE OUTCOMES

- Understand the critical components of a successful property development plan and design.
- Assess the various risks on public infrastructure projects (e.g community, construction costs, land and property acquisition, environmental and traffic safety risks)
- Utilize a practical checklist that incorporates all the necessary steps for successful property development process
- Obtain key insights and knowledge of the development of mega housing projects, and how to connect the dots.

COURSE OBJECTIVE

The course has been designed to provide an opportunity for public and private sector professionals to study the fundamentals that underpin property development.

COURSE OUTLINE

This programme deals with the development process regarding residential, commercial and industrial property.

- 1. Introduction to property development and bulk infrastructure solutions**
Looks at the people who make a development possible: property developers as the main drivers, the future users, and the many participants who work with the developer to produce sustainable infrastructure.
- 2. Land and Demographics in South Africa**
The search for future opportunities benefits from ongoing examination of changes in basic demographic and economic indicators. The evolution of urban areas reflects changing social, technological, and political forces, and the developer should understand his place in this context. This section will focus on the key indicators.
- 3. Overview on the role of public sector in property development projects**
The property development industry is highly regulated. The public sector is involved—as a stakeholder or a partner—in every property development project. In this section we will review how the policies, and the legal and regulatory environment surrounds the entire development process.
- 4. The stages of property development & bulk infrastructure solutions**
First, the development process is neither straightforward nor linear. The development process requires managing the interaction among the functions (design, construction, finance, management, marketing, and government relations) in each of the stages as well as over time.

5. Project Financing

Real estate development is a capital-intensive enterprise. The process of financing property development projects involves a series of arrangements based on the types of risk present at each stage of development. This section presents a broad summary of property development finance options.

6. Learning from Past Projects & Case Studies

WHO SHOULD ATTEND

This course will benefit:

- Developers, Planners & Engineering professionals involved in mega projects.