

## BQA NCQF QUALIFICATION TEMPLATE

SECTION A: QUALIFICATION DETAILS											
<b>QUALIFICATION DEVELOPER (S)</b>	University of Botswana										
<b>TITLE</b>	Master of Philosophy in Real Estate						<b>NCQF LEVEL</b>	<b>9</b>			
<b>STRANDS (where applicable)</b>	N/A										
<b>FIELD</b>	Physical Planning and Construction						<b>CREDIT VALUE</b>	240			
<b>SUB FIELD</b>	Architecture										
New Qualification	<input checked="" type="checkbox"/>		Legacy Qualification				Renewal Qualification		Registration Code		
<b>SUB-FRAMEWORK</b>	General Education				TVET			Higher Education <input checked="" type="checkbox"/>			
<b>QUALIFICATION TYPE</b>	Certificate	I	II	III	IV	V	Diploma	Bachelor			
	Bachelor Honours			Post Graduate Certificate			Post Graduate Diploma				
	Masters <input checked="" type="checkbox"/>				Doctorate/ PhD						
RATIONALE AND PURPOSE OF THE QUALIFICATION											
<p><b>RATIONALE:</b></p> <p>The qualification has been designed to respond to Botswana's social and economic needs and that of the region, especially in land and built environment areas. It is aligned to the key strategic sectors of manufacturing, construction, built environment, creative industries, research, innovation, science, and technology as identified by the Human Resource Development Council, which requires a high workforce demand to transform Botswana into a knowledge-based and circular economy. The qualification's core mandate is to produce researchers in various land and built environment fields.</p>											

The qualification is in congruence with the Faculty of Engineering and Technology's vision of being the leading centre of excellence in engineering and the built environment in the world. The qualification contributes toward the strategic role of meeting the country's development needs in land management through advancing human resource development and developing research and innovation capacity towards a knowledge Society (Tertiary Education Policy, 2010; Revised National Policy of Education 1994; National Human Resource Development Plan, 2009-2022; Education and Training Sector Strategic Plan, 2015; National Development Plan 11, 2017; HRDC, 2019 top occupations priority areas). According to HRDC (2023) priority skills, investment analysis, portfolio analysis, auctioneering, property asset management, estate agency, facilities management and property valuation have been listed as top priority areas for further training (Human Resource Development Council (2023) Priority skills: Consolidated list of priority occupations and skills. Furthermore, this qualification is commensurate with three pillars of Vision 2036 of producing: sustainable economic development; human and social development; sustainable environment; key future imperatives of research; innovation and sustainability.

### **PURPOSE: (itemise exit level outcomes)**

The purpose of this qualification is to produce graduates with advanced knowledge, skills and competence to:

1. Undertake professional real estate research at university, government, scientific institutes, and in the industry for advancement of new knowledge that inform policy formulation and implementation.
2. Design and implement frameworks for real estate including monitoring and evaluation in government, NGOs and private sector organisations.

### **MINIMUM ENTRY REQUIREMENTS (including access and inclusion)**

The minimum admission requirement for the Master of Philosophy in Real Estate is:

1. Bachelor of honours degree, NCQF Level 8
2. RPL for entry is applicable in line with ETP policies.

<b>SECTION B</b>		<b>QUALIFICATION SPECIFICATION</b>	
<b>GRADUATE PROFILE (LEARNING OUTCOMES)</b>		<b>ASSESSMENT CRITERIA</b>	
<p>LO1) Conduct advanced research on real estate related problems and develop a framework for solving the problem in real estate</p>		<p>1.1) Identify and define the research problem</p> <p>1.2) Gather relevant data</p> <p>1.3) Analyse the data relevant to the research problem</p> <p>1.4) Design specialized basic and applied research questions, identify, collect and collate primary and secondary data sources and have a specialised understanding of mixed methods</p> <p>1.5) Evaluate and select appropriate methodologies for the research problem</p> <p>1.6) Synthesise potential solutions to the research problem</p> <p>1.7) Evaluate and select the preferred research solution</p>	
<p>LO2) Apply advanced expert knowledge to solve complex and unpredictable real estate related problems in the field of economics, law, real estate, valuation, property development, property investment appraisal, and property/project management.</p>		<p>2.1) Identify and define a real state problem and associated variables and assumptions creatively and innovatively.</p> <p>2.2) Demonstrate key competencies such as decision making, responsibility, autonomy in applying advanced real estate knowledge to solve real estate related problems.</p> <p>2.3) Use appropriate real estate methods, and tools including those based on technology as well as communicate effectively both</p>	

	<p>orally and in writing with stakeholders on real estate related problems.</p> <p>2.4) Operate instruments appropriately and execute real estate techniques to solve complex and unpredictable real estate problems</p> <p>2.5) Critically apply appropriate data collection and sampling techniques, to collect data relevant to an identified problem.</p> <p>2.6) Critically analyse data using relevant data analysis techniques, to assess data for relevance, accuracy and applicability.</p> <p>2.7) Analyse options and assess the impact of the options to solve real estate problems</p> <p>2.8) Critically evaluate and select appropriate tools and techniques to solve the identified problem.</p> <p>2.9) Synthesize potential solutions to the problem by applying sound real estate techniques, fundamental real estate principles, mathematics, basic economics, valuation as well as practical experience.</p> <p>2.10) Evaluate and validate solutions using different data analytical tools before adopting the preferred solution to solve the problem.</p>
<p>LO3) Demonstrate adherence to real estate professional ethics in order to exercise appropriate judgment and take responsibility.</p>	<p>3.1) Maintain the highest standards of personal, academic, and professional integrity.</p> <p>3.2) Observe ethical codes and legal guidelines in conducting responsible scientific research and implementing projects.</p>

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	3.3) Adhere to ethical considerations when conducting research
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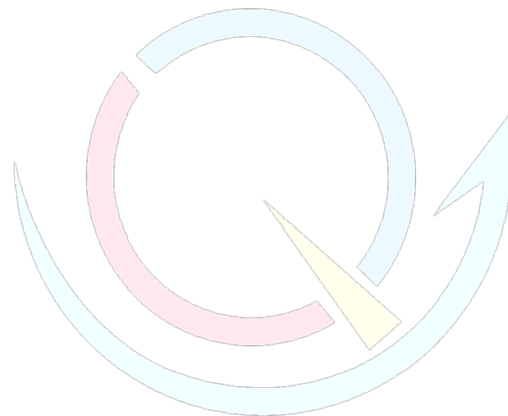


SECTION C	QUALIFICATION STRUCTURE				
COMPONENT	TITLE	Credits Per Relevant NCQF Level			Total Credits
		Level [ 8 ]	Level [ 9 ]	Level [10 ]	
<b>FUNDAMENTAL COMPONENT</b>	Advanced Research Methods I				
Subjects/ Courses/ Modules/Units	N/A				
	Research Proposal		60		<b>60</b>

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<b>CORE COMPONENT</b>	Subjects/Courses/ Modules/Units		30		<b>30</b>
	Thesis		120		<b>120</b>
	Oral defence II		30		<b>30</b>
<b>STRANDS/ SPECIALIZATION</b>	Subjects/ Courses/ Modules/Units	<b>Credits Per Relevant NCQF Level</b>			<b>Total Credits</b>
		Level [ ]	Level [ ]	Level [ ]	
<b>1.</b>	Not applicable				
<b>2.</b>					

<b>Electives</b>	N/A				



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### SUMMARY OF CREDIT DISTRIBUTION FOR EACH COMPONENT PER NCQF LEVEL

#### TOTAL CREDITS PER NCQF LEVEL

NCQF Level	Credit Value
9	240
<b>TOTAL CREDITS</b>	<b>240</b>

**Rules of Combination:**

**(Please Indicate combinations for the different constituent components of the qualification)**

A candidate will obtain the qualification by:

- i. Completing the fundamental coursework (research methods module) over a period of two semesters and Core course (research proposal - 60 credits over a period nine months)
- ii. Thesis - 120 credits and oral defence-30 credits to be completed over a period of two years on full time basis and four years on a part time basis).
- iii. Develop and present research proposals (colloquium-30 credits)

**Total credits: 240**

### ASSESSMENT ARRANGEMENTS

Formative assessment (Weighting 44%)

Summative assessment (Weighting 56%)

The assessor must have a doctoral degree in order to assess the Master of Philosophy Thesis. Assessment should be conducted according to the policies of ETP.

### MODERATION ARRANGEMENTS

#### moderation requirements

There shall be one Internal Examiner to examine the Master of Philosophy Thesis before the Oral Examination and submit an independent written report, including recommendations on the thesis.

The Moderator must have a doctoral degree in order to moderate the Master of Philosophy Thesis. Moderation should be carried out according to the policies of the ETP.

### RECOGNITION OF PRIOR LEARNING

Learners may submit evidence of prior learning and current competence and/or undergo appropriate forms of RPL assessment for the award of credits towards the qualification in accordance with applicable RPL policy, credit accumulation and transfer system and relevant national-level policy and legislative framework.

### CREDIT ACCUMULATION AND TRANSFER

There shall be provision for award of part of the credits towards this qualification through Credit Accumulation and transfer in line with ETP policies.

### PROGRESSION PATHWAYS (LEARNING AND EMPLOYMENT)

#### Horizontal Articulation

- Master of Philosophy in Property Management
- Master of Philosophy in Real Estate Finance
- Master of Philosophy in Land Economy
- Master of Philosophy in Built Environment (Real Estate)
- Master of Philosophy in Land Administration
- Master of Philosophy in Land Management
- Master of Philosophy in Property Investment and Appraisal
- Master of Philosophy in Property Finance
- Master of Philosophy in Property Development
- Master of Philosophy in Property Valuation
- Master of Philosophy in Estate Agency and Marketing
- Master of Philosophy in Facilities Management

#### Vertical Articulation

- Doctor of Philosophy in Property Management
- Doctor of Philosophy in Real Estate Finance
- Doctor of Philosophy in Land Economy
- Doctor of Philosophy in Built Environment (Real Estate)
- Doctor of Philosophy in Land Administration
- Doctor of Philosophy in Land Management
- Doctor of Philosophy in Property Investment and Appraisal
- Doctor of Philosophy in Property Finance
- Doctor of Philosophy in Property Development
- Doctor of Philosophy in Property Valuation
- Doctor of Philosophy in Estate Agency and Marketing
- Doctor of Philosophy in Facilities Management

#### Employment Pathways

- Property Manager

- Property Asset Managers
- Property Portfolio Managers
- Housing Managers/Officers
- Property Administrators
- Estate Agent
- Property Valuer
- Facilities Manager

### QUALIFICATION AWARD AND CERTIFICATION

#### Minimum standards of achievement for the award of the qualification

To be awarded a Master of Philosophy in Real Estate a candidate should have a minimum of 240 credits:

**Certification** - a certificate will be awarded a upon successful completion of the qualification.

### SUMMARY OF REGIONAL AND INTERNATIONAL COMPARABILITY

#### Similarities

- Admission into Master of Philosophy in Real Estate requires a bachelor's Honours degree.
- Learning domains are similar and address Property Development, Property Investment, Property Marketing, Facilities Management, Land Administration/Land Management and Property Finance.
- An oral examination must be conducted to defend the dissertation and attain the qualification.
- Ability to carry out independent research emphasized.
- The nomenclature in the qualifications differ- Master of Philosophy Real Estate (Botswana Qualification), Master of Philosophy Land Economy and Master of Philosophy Real Estate Finance (University of Cambridge). This does not the qualifications are different because, just

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like real estate, Land economy impart skills in land use and valuation, financing, development, marketing and management of real estate.

### Differences

- While the University of Technology Malaysia and University of Cambridge offers the qualification for one-year full time and two-years part time, University of Botswana qualification offers Master of Philosophy in Real Estate for two-years full time and three-years on part time basis. This does not mean the qualification is different from those benchmarked. What differs is the name for full time in University of Botswana. It is basically part time as lecture sessions are conducted in the evening unlike in University of Cambridge and Malaysian University where are resident and attending lectures during the day thus having more contact time than this qualification. This is the reason the duration differs.

In terms of articulation the Master of Philosophy in Real Estate qualification aligns well with qualifications offered in Malaysia (Master of Philosophy in Real Estate) and the United Kingdom (Master of Philosophy in Real Estate Finance and Master of Philosophy in Land Economy). Therefore, the qualification provides for the international mobility of graduates. It prepares graduates for research and teaching careers in higher education, government and research institutes, and industry, especially in research and development and innovation, and to pursue doctoral studies. Upon Completing this qualification, a graduate of Master of Philosophy in Real Estate can enrol for PhD studies in Real Estate. Such graduates are employed as Real Estate Managers, Facilities Managers etc.

### REVIEW PERIOD

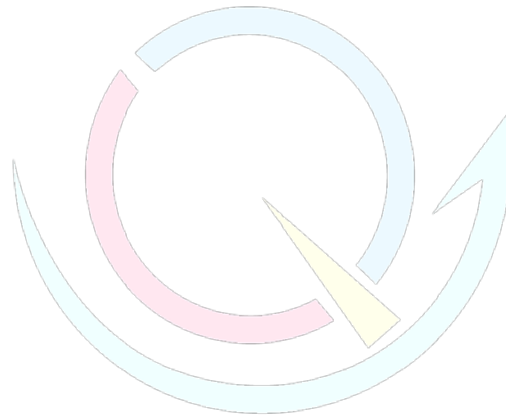
The qualification will be reviewed every five (5) years.

### For Official Use Only:

<b>CODE (ID)</b>			
<b>REGISTRATION STATUS</b>	<b>BQA DECISION NO.</b>	<b>REGISTRATION START DATE</b>	<b>REGISTRATION END DATE</b>

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<b>LAST DATE FOR ENROLMENT</b>		<b>LAST DATE FOR ACHIEVEMENT</b>	



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