

BQA NCQF QUALIFICATION TEMPLATE

SECTION A: QUALIFICATION DETAILS												
QUALIFICATION DEVELOPER (S)	University of Botswana											
TITLE	Doctor of Philosophy in Real Estate						NCQF LEVEL	10				
STRANDS (where applicable)	N/A											
FIELD	Physical Planning and Construction			SUB-FIELD	Architecture			CREDIT VALUE	390			
<i>New Qualification</i>						<i>Legacy Qualification</i>						X
SUB-FRAMEWORK	<i>General Education</i>				<i>TVET</i>				<i>Higher Education</i>			X
QUALIFICATION TYPE	<i>Certificate</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>Diploma</i>	<i>Bachelor or</i>				
<i>Bachelor Honours</i>		<i>Post Graduate Certificate</i>				<i>Post Graduate Diploma</i>						
<i>Masters</i>						<i>Doctorate/ PhD</i>			X			
RATIONALE AND PURPOSE OF THE QUALIFICATION												
<p>RATIONALE:</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 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. 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</p>												

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.

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 the most advanced knowledge, skills and competences to:

1. Argue, think critically, write and present original piece of high-quality research in real estate.
2. Undertake original and scholarly independent research in real estate.
3. Evaluate and synthesize new and complex ideas to develop new knowledge in methodological, theoretical, and empirical aspects of real estate research.
4. Design and implement a strategy for dissemination of real estate research findings.
5. Defend the research work and outputs before a diverse audience;
6. Develop a strategic real estate research project.

MINIMUM ENTRY REQUIREMENTS (including access and inclusion)

The standard requirements for entrance to the Doctoral Degree qualification shall be:

1. NCQF Level 9 in Real Estate, Land Management, Land Economy or related field of study from a recognised University.
2. Recognition of Prior Learning, RPL and Credit Accumulation and Transfer, CAT shall be considered in accordance with relevant policies on RPL and CAT.

SECTION B		QUALIFICATION SPECIFICATION	
GRADUATE PROFILE (LEARNING OUTCOMES)		ASSESSMENT CRITERIA	
<ol style="list-style-type: none"> 1. Conduct most advanced research for real estate related problems 	<ol style="list-style-type: none"> 1.1 Evaluate a research problem critically. 1.2 Access relevant data. 1.3 Analyse the data relevant to the research problem. 		

	<p>1.4 Design specialized basic and applied research questions.</p> <p>1.5 Identify, collect and collate primary and secondary data sources and have a specialised understanding of mixed methods.</p> <p>1.6 Critique and apply the most appropriate methodologies for the research problem.</p> <p>1.7 Synthesise potential solutions to the research problem.</p> <p>1.8 Evaluate and select the most applicable research solution.</p>
<p>2. Apply most advanced expert knowledge to solve complex and unpredictable real estate related problems in the field of economics, law, real estate principles, valuation, property development, property investment appraisal, and property/project management.</p>	<p>2.1 Evaluate a real estate problem and associated variables and assumptions creatively and innovatively.</p> <p>2.2 Make responsible and autonomous decisions to solve real estate related problems.</p> <p>2.3 Utilise appropriate real estate methods, and tools including those based on technology.</p> <p>2.4 Communicate effectively with stakeholders on real estate related problems.</p> <p>2.5 Operate instruments appropriately and execute real estate techniques to solve complex and unpredictable real estate problems.</p> <p>2.6 Use appropriate data collection and sampling techniques, to collect data relevant to an identified problem.</p>

	<p>2.7 Analyse data critically using relevant data analysis techniques, to assess data for relevance, accuracy and applicability.</p> <p>2.8 Analyse options and assess the impact of the options to solve real estate problems</p> <p>2.9 Evaluate and select appropriate tools and techniques to solve an identified problem.</p> <p>2.10 Synthesise 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>2.11 Evaluate and validate solutions using different data analytical tools before adopting the preferred solution to solve the problem.</p>
<p>3. Contribute to highly qualified real estate human resource development in Botswana and beyond.</p>	<p>3.1 Assess skill gaps in the real estate industry.</p> <p>3.2 Collaborate in the design of continuous professional development programmes.</p> <p>3.3 Implement, monitor and review continuous professional development in the real estate industry.</p>
<p>4. Advance valuable essential transferrable skills such as teamwork, problem-solving, presentation and communication skills, analytical skills and perseverance.</p>	<p>4.1 Collaborate in continuous post-doctoral research with colleagues in other universities both locally and internationally as well as industry.</p> <p>4.2 Participate in research that will address real life problems.</p>

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4.3 Assess options for remedying the problem and recommend the most cost-effective solution for policy formulation.

SECTION C	QUALIFICATION STRUCTURE				
COMPONENT	TITLE	Credits Per Relevant NCQF Level			Total Credits
		Level [8]	Level [9]	Level [10]	
FUNDAMENTAL COMPONENT <i>Subjects/ Courses/ Modules/Units</i>	Advanced Research Methods I & II			30	30
CORE COMPONENT <i>Subjects/Courses/ Modules/Units</i>	Research Proposal			60	60
	Colloquium (Oral Defence I)			30	30
	Thesis			240	240
	Oral Defence II (Viva)			30	30
STRANDS/ SPECIALIZATION	<i>Subjects/ Courses/ Modules/Units</i>	Credits Per Relevant NCQF Level			Total Credits
		Level []	Level []	Level []	
1.	N/A				

2.					
Electives	N/A				



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SUMMARY OF CREDIT DISTRIBUTION FOR EACH COMPONENT PER NCQF LEVEL

TOTAL CREDITS PER NCQF LEVEL

<i>NCQF Level</i>	<i>Credit Value</i>
10	390
TOTAL CREDITS	390

Rules of Combination:

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

A candidate will obtain the qualification by:

- i. Completing 120 credits for the fundamental coursework.
- ii. 270 credits for the thesis and its defence.

ASSESSMENT ARRANGEMENTS

The formative assessments will constitute 31% while summative assessments will weigh 69% of the final.

All assessments will be conducted by assessors registered by Botswana Qualifications Authority or a relevant and recognised body.

MODERATION ARRANGEMENTS

There shall be provision for both external and internal moderation of assessments for the qualification.

Moderators to be engaged for moderation of assessments should be registered by BQA or any other relevant and recognised body.

RECOGNITION OF PRIOR LEARNING

Learners may submit evidence of prior learning and current competence and/or undergo appropriate forms of Recognition of Prior Learning, RPL assessment for the award of credits towards the qualification in accordance with applicable RPL policies.

CREDIT ACCUMULATION AND TRANSFER

There shall be a provision for Credit Accumulation and Transfer, CAT in accordance with applicable policies on CAT.

PROGRESSION PATHWAYS (LEARNING AND EMPLOYMENT)

Horizontal Articulation (related qualifications of a similar level (NCQF Level 10) that graduates may progress to):

- Doctor of Philosophy in Land Economy,
- Doctor of Philosophy in Land Administration,
- Doctor of Philosophy in Real Estate Finance,
- Doctor of Philosophy in Facilities Management,
- Doctor of Philosophy in Property Management,
- Doctor of Philosophy in Property Development,

Vertical Articulation (NCQF Level 10) qualifications to which the holder may progress to:

This is the highest educational qualification, but candidates can proceed to do: Postdoctoral studies in various Real estate disciplines.

Employment

There are employment pathways for Doctor of Philosophy in Real Estate graduates in the country and beyond.

Graduates can join:

- Academic institutions as lecturers and research scholars
- Researchers at government, scientific institutes and universities
- Consultants in research, development and innovation in the Real Estate field.

QUALIFICATION AWARD AND CERTIFICATION

Minimum standards of achievement for the award of the qualification

To be awarded a Doctor of Philosophy in Real estate, a learner should have satisfied all exit learning outcomes and met the minimum credit requirements 390 credits.

Certification

Upon completion the candidate will be awarded a Doctor of Philosophy in Real Estate certificate as provided for in this qualification.

SUMMARY OF REGIONAL AND INTERNATIONAL COMPARABILITY

A comparability of the current qualifications was conducted against regional qualifications at the University of Pretoria, South Africa (<https://www.up.ac.za/yearbooks/2017/pdf/programme/12262019>), **Doctor of Philosophy in Real Estate**; RMIT University in Australia (<https://www.rmit.edu.au/study-with-us/levels-of-study/research-programs/phd/phd-built-environment-dr212/dr212ausc>), **Doctor of Philosophy in Built Environment** and University of Cambridge, United Kingdom (<https://www.postgraduate.study.cam.ac.uk/courses/directory/lelepdlec>), **Doctor of Philosophy in Land Economy as well as the one in University of Technology in Malaysia**, (<https://admission.utm.my/faculty-of-built-environment-surveying/>) **Doctor of Philosophy in Real Estate**.

The similarities and differences are captured below:

Similarities

- Admission into a PhD programme demands a Master's degree or NQF level 9 for Universities under comparison as stated above.
- The duration for full time study is between 3 to 4 years and 6-8 years for part time
- Employability pathways are the same.
- Learning domains are similar.

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- An oral examination must be conducted to defend the thesis and to attain the qualification.
- RMIT University, University of Technology Malaysia and University of Botswana demand mandatory courses such as advanced qualitative research methods and quantitative research techniques in addition to the thesis.
- All the four Universities emphasise on thesis as a mandatory course

Differences

- Submission of the article is not common in most universities but for the proposed qualification and University of Pretoria, this is a requirement.
- RMIT University credit allocation and University of Technology Malaysia varies from Universities of Botswana and Pretoria.

The Doctor of Philosophy in Real estate qualification aligns well with qualifications offered in South Africa, Australia, Malaysia and United Kingdom. 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 research institutes or in the research and development sector.

REVIEW PERIOD

The qualification will be reviewed every five years.

For Official Use Only:

CODE (ID)			
REGISTRATION STATUS	BQA DECISION NO.	REGISTRATION START DATE	REGISTRATION END DATE
LAST DATE FOR ENROLMENT		LAST DATE FOR ACHIEVEMENT	
REVISION DATE:		NAME OF PROFESSIONAL BODIES/REGULATORY	