

Small-Scale Developer Programme

Assignment Brief

4 May 2024

Topic:

Development of a funding proposal to a financial institution for the development of a small-scale, residential rental building.

Tasks:

1. Candidates will be placed into groups of 3 or 4. A tutor will be assigned to them.
2. Each group is to identify a site for the development of a small-scale, residential rental building.
3. Each group is to prepare a funding proposal that includes:
 - a. A description of the development, including the key design issues considered.
 - b. A description of the site.
 - c. A discussion of the key issues to be considered when acquiring the site.
 - d. The current development rights associated with the site.
 - e. What development rights are required to undertake the development.
 - f. A brief description of the process followed to acquire those rights.
 - g. A discussion of the market demand for the development.
 - h. A break-down of the costs of the development.
 - i. A discussion of the viability of the development.
 - j. A discussion of the funding requirements for the development.
 - k. A discussion of how the construction of the development will be managed and what legal issues need to be considered.
 - l. A discussion of what lease arrangements will be entered into post construction.
 - m. An outline of how the building will be managed and maintained post construction.
 - n. A discussion on how the entity receiving the funding will be established and what key legal obligations this entity must take into account.
4. Each group will make a 20-minute presentation of their funding proposal to a panel on the 6 July 2024.
5. You will be expected to deliver certain interim deliverables below

Interim Deliverables

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| 4 May | Workshop I | -Create groups |
| 18 May | Workshop II | -Discussion of site -Discussion of design |
| 1 June | Workshop III | -Market analysis -Legal town planning rights |
| 15 June | Workshop IV | -Financial feasibility -Costs -Value -Funding -Management |
| 24-28 June | Mock presentations | Online TBD |
| 6 July | Judging Panel | -Final presentation |

Groups can contact Silvia Viruly (services@viruly.co.za) for information and Assistance required with the project.