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Determining the most resilient real estate market segment in the residential sector throughout the economic cycle waves, for the innercity of Johannesburg

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Administrative Officer
Faculty of Engineering and the Built Environment
University of the Witwatersrand,
Johannesburg, South Africa
Dear Sir/Ma

EXAMINER'S DETAILED REPORT – Desmond Kgano

I am using this opportunity to acknowledge the receipt of the M.Sc. Thesis of the above named candidate, sent to me for examination purpose. The thesis is titled **"Determining the most resilient real estate market segment in the residential sector throughout the economic cycle waves, for the innercity of Johannesburg"**

Having examined the Thesis I hereby report as follows:

a. **Adequacy of the Research:**
The research design used by the candidate has enabled him achieve the objectives set for the study. He has properly justified the reason for the study and equally demonstrated a good knowledge of the nature and purpose the study.

b. **Knowledge and Use of Existing Literature:**
It is evident in the work that the candidate demonstrated a fairly good knowledge of related literature for the study. It should be pointed out that the in-text sources should align with those in the reference section so as to ensure that only the sources used in the work are listed as references. Candidate should however note that the work done in 2012 cannot concur with that of 2014, as contained in the last paragraph of page 34.

c. **Literary and Technical Presentation:**
The literacy and technical presentation in the work is acceptable and the candidate should be commended. Equally, the candidate has acquired a satisfactory understanding of the scientific and engineering method. This is evident in the presentation of the work, hence the candidate is capable of assessing the significance of findings of the study.

d. **Structure of the Report and Scope of the Research**
The report contained a total of five chapters starting with the Introduction and Research Problem, Literature Review, Research Design and Methodology, Data Analysis and ending with Findings. Various sub-sections in each of the chapters were adequately handled by the candidate.

e. **Scope of the Research and Area Covered by the Research**
The scope of the research – the innercity of Johannesburg is acceptable for a study at this level. Also, the study is apt considering the current global recession, the world over, which impacts on individual's affordability power.

f. **Methodology**

The candidate used both qualitative and quantitative techniques in the analysis which had helped, a great deal, in achieving the objectives set for the study. The methodology used in the work emanated from the literature reviewed. Candidate should explain how reliability and validity were employed to help his work. Findings from the study are in consonance with the research questions and objectives while recommendations are in line with the study findings.

g. **Corrections:**

- The abstract should be in a block form (no paragraphs) using single line spacing. In the second to the last line of paragraph 2, the word should be methods (as against methpds)
- In the table of contents, the chapter number should written in words, followed by the chapter title (i.e. **Chapter One – Introduction or Chapter Two – Literature Review**)
- The list of tables should be separated from the list of figures and each table or figure should make reference to the chapter where it appears e.g. Figure 1.1 and Table 1.1 etc.
- In the body of the work, the chapter numbers should be written in words (e.g. Chapter One) while the title should be on separate lines i.e. chapter title should be below chapter number and they should be centralised.
- All the explanations under Sections 1.3 and 1.4 could be taken to Section 1.2 thereby leaving the research questions and objectives without further explanations. I am also of the opinion that research question "d" and objective "iv" should be removed since they are the natural outcome of any research work.
- Use of bullet points should be avoided in the work. Rather, candidate should use Roman Numerals
- Study area and scope are lumped together in Section 1.6 they should be separated and thus treated.
- Introduction to each chapter should be very brief showing the main constituents of each chapter.
- Section 2.2 could be titled "Concept of Resilience" and then linked to real estate towards the end of the section.
- Candidate should note (according to APA 8th Edition) that when authors are between 2 and 5, all the surnames are to be listed at first mention while on subsequent mention, the first author and et al. should be used
- Also, candidate should use APA Referencing Guide (8th Edition). Numbering in the body of the work did not refer to the in-text source, therefore the sources should not be numbered in the reference section since the candidate did not use Kate Turabian Style. This is to avoid confusion.
- Typographical mistakes in the work should be attended to. For example, there is no Table 9, in the work, as contained in the last paragraph of page 75.