



File: T4gen

**FINAL SUBMISSION OF THESIS, DISSERTATION OR RESEARCH
REPORT/PROJECT
(Unbound and Electronic Copies)**

Faculty of Engineering and Built-environment

School of Construction Economisc and Management

Submission of M _____ Dissertation or Masters Research/ Project Report or PhD Thesis
(Note: This form should only be completed at final submission of dissertation or research/project or
thesis)

PLEASE WRITE CLEARLY IN BLOCK LETTERS (If completing form by hand)

1. Name (in full): Leonard Senzangakhona Qwabe

2. Person Number: 0305647x

3. Present mailing address: p.O. Box 31553

Braamfontein

Postal code: 2017 Fax: _____

senzangakhonaqwabe@gmail.com

E-mail: 0305647x@students.wits.ac.za Cell: 0720758238

Home tel: _____ Work tel: 0769422410

4. If you are likely to move in the next 6 – 12 months please provide the mailing address and
effective date of a change in address

_____ Effective date: _____

Contact telephone numbers: _____

5. I hereby submit my M _____ dissertation or Masters research/ project report or PhD thesis.
(Delete whichever is NOT applicable)

5.1 If this is research for a Masters by Dissertation or PhD thesis, please provide your
ORCID number _____
(Open Researcher and Contributor ID, ORCID, is an alphanumeric code to uniquely identify
academic authors and contributors, it's highly recommended that you register and provide this
ID, to register or read more see <http://orcid.org>)

6. Number of unbound copies: 2
(Ensure that you have signed and dated all copies)

"Number of CDs: 1 (Please note: an electronic version must be supported by a copy on CD for submission onto the Electronic Theses and Dissertation System (ETD); <http://www.wits.ac.za/library/electronic-theses-and-dissertations-etd/5/electronic-theses-and-dissertations-etd.html>. A payment of R190 must be made at the Cashiers Office into the account code: 001.408.4221103.8115201 PROJECT: ETDW000, alternatively payment can be made at First National Bank, Braamfontein branch, account number 51360056499, branch code 251905, swift code: firzajja950. A copy of the payment receipt must be submitted to the faculty with the thesis/dissertation "

(Note:

1. Only abstracts of awards with 50% or more as a research component must be submitted for uploading onto the ETD system. Please check with your Faculty Office if this applies to your submission
2. All submissions will be uploaded onto the ETD system immediately upon the payment of the R190)

(CD should be clearly labelled with your name, person number, title of thesis and software package. The ETD system supports PDF only - please enquire at the University Library (Education and Training Division): (011) 717 1954 (tel) or (011) 717 1909 (fax) for assistance in converting your dissertation or research/project report or thesis if necessary)

7. I declare that:

- 7.1. I have checked all copies of my dissertation or research/ project report or thesis and no pages are missing or poorly reproduced;
- 7.2. All revisions have been completed in accordance with the recommendations of the examiners;
- 7.3. The electronic copy is identical to the printed copy approved by the faculty;
- 7.4. The dissertation or research/project report or thesis complies with the rules relating to abstract and style, copies and formal declaration, duly signed by me, as shown in the General Rules of the University;
- 7.5. Where any document of which I am not the owner is included in my work, I have obtained and attach hereto the written consent of the holder of the intellectual property rights in such a document allowing distribution as specified in 7.7 below;
 - 7.5.1. In the event of copyright permission not being obtainable for visual images or other works, I will not include the full work(s) in my online thesis/dissertation/research report on the ETD system, but undertake to point only to the source (by URL or other means) for such work(s);
- 7.6. I have properly acknowledged all sources; and
- 7.7. I have noted the rules relating to intellectual property and acknowledgement of the award of the programme as shown in the General Rules of the University and the University's Intellectual Property Policy. Insofar as I hold intellectual property rights in my dissertation or research/project report or thesis, and to that extent only, I agree that the University and its agents may archive and make accessible to the public, upon such conditions as the University may determine, my dissertation or research/project report or thesis in its entirety in all forms of media, now or hereafter known.

8. Title of submitted dissertation/research report/thesis:

CHALLENGES FACING REAL ESTATE DEVELOPMENT
START-UPS IN THE INNER CITY OF JOHANNESBURG
IN ACCESSING FINANCE FROM COMMERCIAL BANK:
A SOUTH AFRICAN CONTEXT

(Please Note: If, due to unforeseen circumstances, the above title has changed from your previously approved title, no further action can be taken by the Faculty Office until the amendment has been approved by the Faculty.)

8.1 Keywords:

VENTURE CAPITAL, TRUST FOR URBAN HOUSING FINANCE
SMALL MEDIUM ENTERPRISES, REAL ESTATE DEVELOPMENT
COMMERCIAL BANKS

9. I acknowledge that:

- 9.1. My dissertation or research/project report or thesis may be placed in the archive of electronic theses and dissertations. I acknowledge that it may be made electronically available in its entirety on the ETD system from four months after the date of submission unless permission for further embargo has been approved by the relevant Supervisor and communicated in writing by myself to the University Research Office, Library and Central Records Office (see General Rule G19 which outlines embargo conditions);

The following files are on this CD (please specify format):

PDF FORMAT; ABSTRACT, ELECTRONIC
RESEARCH REPORT AND FINAL SUBMISSION FORM

- 9.2. The following parts of the work may be released immediately for electronic access worldwide:

(Only if an official embargo has been agreed to in terms of General Rule G19 will your abstract not be made available for the agreed period)

Abstract and key bibliographic data (i.e. from submission form)

- 9.3. I acknowledge that I am not entitled to the return of the copies of the dissertation or research/project report or thesis or other work I have submitted for the programme.

10. Did your research involve animal experimentation or the use of human subjects, human tissue or other material, or patient records?

Yes

No

If yes, please certify that clearance was obtained from the relevant, approved, University ethics committee:

Clearance number(s): CEM/17/01/QLS/MSC

11. I understand that I will not graduate unless my University fees have been paid in full.

12. I understand that if I am in material breach of any of the rules, terms and conditions governing the submission of a dissertation or research/project report or thesis at the University I may not graduate or it may result in the revocation of the awarded award.

13. The University is not responsible for the safekeeping of the information constituting a dissertation or research/project report or thesis. Should a student use the University's ETD system for the keeping of a dissertation or research/project report or thesis in progress responsibility for the

maintenance, security and back-up of such work lies with the student. The student absolves the University of any liability whatsoever for any loss/damage to a dissertation or research/project report or thesis and/or information contained in them howsoever it occurs. The student indemnifies and hold the University harmless against any claims or liability whatsoever for any loss or damage to a dissertation or research/project report or thesis and information gathered for that purpose or contained in any dissertation or research/project report or theses howsoever it occurs.

14. Name of supervisor: Dr KOIAWOLE IJASAN

Discipline PROPERTY STUDIES

School CONSTRUCTION ECONOMICS AND MANAGEMENT

Signature 

Name of second supervisor (if more than one):

Discipline _____

School _____

Signature _____

14.1 The candidate must attach an original "Certificate To Accompany Higher Programmes Research Report" from his/her supervisor(s).

14.2 Is this dissertation or thesis supported by funding from (please tick):

- DST-NRF (e.g. CoE's; SARChI Chairs; Innovation; African Origins Platform; Knowledge, Interchange and Collaboration; etc.) [Please underline the programme that applies]
- DST-CSIR (e.g. NEPTTP e-Research; etc.)
- Other: _____ [Please list the full name of the funder]

15. Signature of candidate: 

Date: 24 July 2018

FOR FACULTY OFFICE USE

Retain one unbound copy

Field of study and biographical information confirmed



Two unbound final, corrected copies, as well as final, corrected copy in electronic format, of dissertation or research/project report or thesis submitted and forwarded to Central Records Office (refer to section 6)

- An electronic copy of the abstract of the dissertation or research report or thesis and receipt for the ETD payment submitted and forwarded to Central Records Office (refer to section 6)

Note: 1. Only abstracts of awards with 50% or more as a research component must be submitted for uploading onto the ETD system

2. Please tick the appropriate box below to indicate the percentage of the research component of the award:

- 50% or more research
- Less than 50% research
-
- Signed formal declaration submitted (refer to section 7.4) and included as part of dissertation or research/project report or theses
- Written consent of holder of intellectual property rights included in the work attached - *if applicable* (refer to section 7.5)
- Embargo notification attached – *if applicable* (refer to section 9)
- Ethics Committee clearance number indicated - *if applicable* (refer to section 10)
- Original certificate of completion for dissertation or research/project report or thesis from the candidate's supervisor(s) and Head of School attached (see section 14)
- Copy of this submission form and attachments included with copies sent to Central Records Office – for forwarding to Library. **Originals placed on student file.**

Faculty Officer: _____

Date: _____

FOR CENTRAL RECORDS OFFICE USE

- One unbound final, corrected hard copy of dissertation or research/project report or thesis forwarded to Library
- Final corrected copy in electronic format and receipt for ETD payment forwarded to Library
- Copy of this submission form included with dissertation or research/project report or thesis forwarded to Library

Central Records Office: _____

Date: _____

FOR LIBRARY USE

Electronic version of dissertation or research/project report or thesis abstract activated on ETD

Library ETD Administrator: _____ Date: _____