

**School of Fine Arts Design and Architecture / Interior Architecture and Environmental Design**

**2023 - 2024 Academic Year**

**REAL ESTATE DEVELOPMENT**

**Syllabus**

<b>Course Description</b>					
<b>Name</b>	<b>Code</b>	<b>Semester</b>	<b>T+A Hour</b>	<b>Credit</b>	<b>ECTS</b>
REAL ESTATE DEVELOPMENT	ICT3215169	Spring Semester	2+0	2	4
<b>Prerequisites Courses</b>					
<b>Recommended Elective Courses</b>					
<b>Language of Instruction</b>	Turkish				
<b>Course Level</b>	First Cycle (Bachelor's Degree)				
<b>Course Type</b>	Elective				
<b>Course Coordinator</b>	Assist.Prof. Mustafa ERDEM				
<b>Name of Lecturer(s)</b>	Lect. Natali TOMA, Assist.Prof. Mustafa ERDEM				
<b>Assistant(s)</b>					
<b>Aim</b>	By indoctrinating Real Estate Development Methodology in the sequence of project plan by means of it's integration with Project management principles, increasing the consciousness of future designers on the field of Commercial Real Estate Management.				
<b>Course Content</b>	This course contains; Introduction to Real Estate Development – How to realize a Commercial Real Estate Development Project... Market Research and Land Development Stages,Strategy Plan, Function Decisions, Risk Management - How to develop the strategy by best-use analysis studies and shop-mix... (Expectations, conflicts and results of market research and concept design studies),Brief!.. Expectations from the concept design stage – Brain Storming Session with the contribution of students for a case study,Feasibility stage (How to prepare a full set of fesaibility study and it's importance at the sucess of Real Estate Development Project),Concept Design stage (Concept design & energy efficiency) – How to create a sustainable concept,Integration Management! 1. How to establish a connection and integrate the real estate development project with the city by reflecting the effect of various meeting points in the city scale to the project flow. 2. Integration of Concept Design, Design Development and Shop Drawing stages,Contract Management, Dispute resolution, Relationship Management – Sampling and Question–Answer methods,Midterm,Integration at Design Development Stage – Sustainable Design Management, Technical Project Management, Coordination of architectural and engineering diciplines,Workshop- the workshop aims to create awareness on topics of real-life situations from 'contract to construction',with mentored simulations regenerated by the students through role-playing models. Method by use of active role-playing of students and contributon of guest practicing architects and architectural design studio instructors.,Construction management (Risks at the construction stage and their results) Samplings from real life...Opening & Handover Stage (Integration of marketing, sales, leasing, commissioning and operation stages),Post-opening management,Lessons Learned! (Duties of companies, proffesionals, lanlords, investors, consultants and other players at the sector, various approaches by international and national companies and their results....				
<b>Course Learning Outcomes</b>			<b>Teaching Methods</b>	<b>Assessment Methods</b>	
The student develops the talent of casting a criticle eye on large scale real estate project studies by learning how sustainable real estate development methodology is being applied to mixed use projects.			13, 21, 9	A	
The student is able to analyze a complex whole in terms of the parts it is composed of as well as the relationship between these parts.			2, 20, 6	C	
The student learns by living with the method of analyzation of a realized project's architectural design, interior design, landscape design, graphic design, lighting design, engineering and fire consultancy diciplines by using reverse engineering method during the project workshop.			2, 20, 6	C	
The student begins to develop a design concept in a manner wherein relevant environmental factors and functional requirements are also integrated into it.			2, 20, 6	C	
The student increases consciousness on the field of Real Estate Management by learning Real Estate Development Methodology in the sequence of project plan by means of it's integration with Project management principles.			13, 16, 9	A	
<b>Teaching Methods</b>	13: Case Study Method, 16: Question - Answer Technique, 2: Project Based Learning Model, 20: Reverse Brainstorming Technique, 21: Simulation Technique, 6: Experiential Learning, 9: Lecture Method				
<b>Assessment Methods</b>	A: Traditional Written Exam, C: Multiple-Choice Exam				
<b>Lecture Schedule</b>					
<b>Sequenc e</b>	<b>Topics</b>	<b>Preliminary Preparation</b>			
1	Introduction to Real Estate Development – How to realize a Commercial Real Estate Development Project... Market Research and Land Development Stages				
2	Strategy Plan, Function Decisions, Risk Management - How to develop the strategy by best-use analysis studies and shop-mix... (Expectations, conflicts and results of market research and concept design studies)				
3	Brief!.. Expectations from the concept design stage – Brain Storming Session with the contribution of students for a case study				
4	Feasibility stage (How to prepare a full set of fesaibility study and it's importance at the sucess of Real Estate Development Project)				
5	Concept Design stage (Concept design & energy efficiency) – How to create a sustainable concept				
6	Integration Management! 1. How to establish a connection and integrate the real estate development project with the city by reflecting the effect of various meeting points in the city scale to the project flow. 2. Integration of Concept Design, Design Development and Shop Drawing stages				
7	Contract Management, Dispute resolution, Relationship Management – Sampling and Question–Answer methods				
8	Midterm				
9	Integration at Design Development Stage – Sustainable Design Management, Technical Project Management, Coordination of architectural and engineering diciplines				
10	Workshop- the workshop aims to create awareness on topics of real-life situations from 'contract to construction',with mentored simulations regenerated by the students through role-playing models. Method by use of active role-playing of students and contributon of guest practicing architects and architectural design studio instructors.				
11	Construction management (Risks at the construction stage and their results) Samplings from real life...				

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<b>Lecture Schedule</b>		
<b>Sequenc e</b>	<b>Topics</b>	<b>Preliminary Preparation</b>
12	Opening & Handover Stage (Integration of marketing, sales, leasing, commissioning and operation stages)	
13	Post-opening management	
14	Lessons Learned! (Duties of companies, professionals, landlords, investors, consultants and other players at the sector, various approaches by international and national companies and their results...	
<b>Evaluation Methods</b>		<b>Weight(%)</b>
Midterm Exam		50
General Exam		50

<b>Resources</b>
Miles, Mike, E., Berens, Gayle and Weiss, Marc, A.; 2000. Real Estate Development Principles and Process, Third Edition, Urban Land Institu. Peiser, B.R., Schwanke, D. (1992): Professional Real Estate Developments: The ULI Guide to the Business. Ratcliffe, J., Stubbs M., Shepherd, M. (2002): Urban Planning and Real Estate Development, Spon Press, NY. Also will be shared in the class