

Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



Graduation Plan: Management in the Built Environment

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

Personal information	
Name	Lars Bonouvrié
Student number	4695682

Studio		
Name / Theme	MBE / Housing Management	
Main mentor	Dr. J.S.C.M. Hoekstra	Urban Development Management
Second mentor	Prof.dr. P.J. Boelhouwer	Housing Management
Argumentation of choice of the studio	My motivation for choosing this studio mainly arises out of the curiosity into the major housing crisis in the Netherlands. There are too many difficulties for younger people to enter the housing market. How are students like me supposed to find an affordable home? I see a lot of building projects appearing, but isn't that too late? Why only now? Who are these homes for? I still have so many unanswered questions about the housing management field, that I decided to make my thesis out of it. By doing this research I would like to enlarge my understanding on the dynamics of the Dutch housing market.	

Graduation project	
Title of the graduation project	New and innovative concepts for realizing middle segment rental housing
Goal	
Location	Middle segment rental housing
Problem statement	The Netherlands is dealing with a severe housing crisis, in which there is a major shortage of affordable housing. The government has introduced many new regulations, trying to curb this affordability problem. Many of these measures seem to center around tempering market parties on the Dutch housing market. However, quite contradictory is that the same government is also dependent on these market parties to construct new housing. The relationship between government and market parties need to become less hardened, as the there is a tremendous urge for affordable housing. Many lower and middle-income groups are excluded from social housing and owner-occupied housing, therefore dependent on the middle rental segment. Within the new coalition agreement is laid down that there will be a rent protection for middle segment rental housing, which has to conclude in affordable

	<p>housing for middle-income groups and profitable investment opportunities for institutional real estate investors. This utopian way of thinking will be further explored within this research, as there seems to be a more complicated field of tension between the subjects of affordability and financial feasibility. New and innovative concepts seem to be required in order to effectively realize middle segment rental housing.</p>
Research questions	<p>This problem has led to the following main research question:</p> <ul style="list-style-type: none"> - <i>To what extent are new and innovative concepts effective in realizing middle segment rental housing, which remain affordable for tenants and financially feasible for project initiators?</i> <p>And to the following empirical research sub-questions:</p> <p>1. Developers of middle segment rental housing</p> <p><i>1.1 What development process is utilized within new and innovative concepts for realizing middle segment rental housing?</i></p> <p><i>1.2 What is the financial feasibility of new and innovative concepts for realizing middle segment rental housing?</i></p> <p><i>1.3 How affordable is middle segment rental housing realized through new and innovative concepts for tenants?</i></p> <p><i>1.4 What are the qualitative and quantitative aspects of middle segment rental housing realized through new and innovative concepts?</i></p> <p><i>1.5 How effective are new and innovative concepts in realizing middle segment rental housing? (Conclusion 1.1 to 1.4)</i></p> <p>2. Municipalities</p> <p><i>2.1 How to manage (long-term) agreements with developers within new and innovative concepts for realizing middle segment rental housing?</i></p> <p><i>2.2 How to manage relationships with developers within new and innovative concepts for realizing middle segment rental housing?</i></p> <p>3. Recommendations</p> <p><i>3.1 What are the recommendations for developers to effectively realize middle segment rental housing through new and innovative concepts?</i></p> <p><i>3.2 What are the recommendations for municipalities to effectively realize middle segment rental housing through new and innovative concepts?</i></p>

Process

Method description

The research will start off with an explorative literature study to shape the context. The literature study will form the theoretical foundation for the empirical part of the research, providing a substantial amount of background information related to middle segment rental housing and new and innovative concepts.

The second empirical part of the research is conducted by carrying out case studies on new and innovative projects for realizing middle segment rental housing. Research sub-question themes 1, 2 and 3 will be answered for each case study, as they are the primary drivers for answering the main research question. Sub-question theme 1 shows the effectivity of the concept that was applied to the case. Sub-question theme 2 tells more about the managing role of municipalities. Finally, sub-question 3 aims to provide useful recommendations to developers and municipalities on how to effectively realize middle segment rental housing through new and innovative concepts.

Literature and general practical preference

Literature (theoretical)

- Books
- Governmental housing policy documents
- National housing program documents
- News articles
- Organizational documents
- Scientific papers
- The repository of the TU Delft

Case studies (practical/empirical)

- Developers; interviews and organizational documents
- Municipalities; interviews and organizational documents
- Other key actors that may arise during the case study

Reflection

1. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?

The relation between my graduation topic and my master track MBE is understanding the development process, as I will dive deeper into the development process of these new and innovative concepts for realizing middle segment rental housing. At the end of my thesis I hope to have increased my understanding of how to effectively Manage the Built Environment.

The relation between my graduation topic and my master programme could be mainly connected to the following courses:

AR1MBE020 Design and Construction Management: *This course covered the knowledge and application of project management techniques, strategies, building economics, procurement and general management skills in the context of project initiation, architectural design, tendering and construction.*

AR1MBE025 Building Economics: *The course provided me with financial and economic aspects that are essential to understanding the built environment.*

AR2R025 Urban (Re)Development Game: Integrating Planning, Design and Property Management: *The course required us to draw up a development plan, in which different actors had to negotiate to come to an optimal solution. Conducting a feasibility analysis was also part of this.*

2. What is the relevance of your graduation work in the larger social, professional and scientific framework.

Societal relevance

The relevance for society is of major importance, as many people in the Netherlands, and other parts of the world for that matter, are experiencing difficulties in entering the housing market. This research would like to address and offer a solution to the urban inequality that is caused by these housing shortages. Adequate housing is a human right that momentarily cannot be realized, affordable middle segment rental housing could help to bridge the gap. However, there needs to be a change, new and innovative developments or concepts are required in order to solve this complicated puzzle. These concepts could help to increase the effectivity in which middle segment rental housing is developed, while still ensuring housing affordability and financial feasibility.

I certainly hope that I can contribute to solving a small piece of the total puzzle with this research. The government and market parties should together look for the bigger picture, creating a better functioning housing market, in which there is no longer room for homelessness and housing becomes openly available again. As housing should not just be something for the lucky and rich few.

Scientific relevance

The relevance in the scientific field will be something that is difficult to achieve, as there is already so much research conducted on the topic at hand. Nevertheless, due to the introduction of new regulations, new insights within the housing management field may arise. In this case, a new and innovative concept might lead to a breakthrough, which is desperately needed in the field of affordable rental housing. This research aims to contribute to an increased understanding on new and innovative concepts for realizing middle segment rental housing within the scientific domain. These new insights will, ideally, manifest themselves among municipalities and developers, and lead to more (successful) middle segment rental housing projects.