

Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



Graduation Plan: All tracks

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 | Martijn Eversdijk |
| Student number | 5945925 |

| Studio | | |
|---------------------------------------|---|------------------------|
| Name / Theme | Theme 7: Value and Valuation in the Management of the Built Environment | |
| Main mentor | Monique Arkesteijn | Real Estate Management |
| Second mentor | Vitalija Danivska | Real Estate Management |
| Argumentation of choice of the studio | This studio best aligns with my research interest in valuation within corporate real estate management, particularly in relation to the emerging trend of hybrid working. | |

| Graduation project | |
|---------------------------------|---|
| Title of the graduation project | Strategic Optimisation of Office Portfolio for Hybrid Working |
| Goal | |
| Location: | Rotterdam, Marten Meesweg 35 |
| The posed problem, | Existing research on hybrid working predominantly focuses on individual offices or work environments, offering limited insight into its impact on corporate real estate (CRE) portfolios, and lacks an integrated decision-making model to optimise portfolios while addressing hybrid working demands. |
| research questions and | How can a transparent decision-making model optimise a corporate real estate portfolio in the Netherlands in response to the increasing demand for hybrid working? <ol style="list-style-type: none"> a. What are the needs of employees within a hybrid working environment? b. What is the vision and goal of the organization within hybrid working environment? |

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| | <ul style="list-style-type: none"> c. What are the future space requirements for the real estate portfolio in response to hybrid working demands? d. What is the optimised design alternative for a corporate real estate portfolio? |
| design assignment in which these result. | To develop and apply an integrated decision-making model for optimizing CRE portfolios in response to hybrid working demands. |
| Process | |
| Method description | |
| <ol style="list-style-type: none"> 1. Literature Review: a comprehensive review of existing literature on hybrid working and CRE portfolio management. 2. Pilot Study: a single case pilot study of the Dutch National Police will serve as the primary research context in the real estate portfolio. 3. Qualitative methods: semi-structured interviews and workshops with key stakeholders (e.g. managers, policymakers) to understand preferences and operational challenges related to hybrid working. 4. Quantitative methods: analysis of an existing survey on hybrid working preferences for the police and application of the demand formula to predict office space requirements. Demand modelling for the quantification of office space requirements. 5. Decision-making model: an integrated decision-making model for CRE portfolio optimisation for the Police. | |

Literature and general practical references

1. Hybrid working and workplace trends
2. Space demand and quantitative models
3. Corporate real estate portfolio management

Doc.: academic literature, industry reports and organisational reports.

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)?

My graduation project aims to explore the impact of hybrid working on corporate real estate portfolios, a pressing issue as organisations adapt to new workplace dynamics. This directly connects to the Value and Valuation studio by examining how strategic decisions in real estate can maximise value not only financially but also socially and environmentally.

The MBE track underpins this approach by focusing on the interplay of management, design, and processes to improve the built environment. My project reflects this by addressing how organisations can effectively adapt their real estate strategies to align with employee needs and organisational goals in a rapidly changing context.

At the broader level of the MSc AUBS programme, my research embodies the interdisciplinary nature of the programme, combining management insights, architectural thinking, and societal considerations to create solutions that respond to current transitions in how we work and use space. It's about not only understanding the technical and managerial aspects but also contributing to sustainable and user-focused advancements in the built environment.

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

The relevance of my graduation work in the larger social, professional, and scientific framework lies in its focus on addressing the widespread changes brought about by hybrid working. Socially, it tackles the growing need for workplaces to balance employee preferences for flexibility with opportunities for collaboration and productivity, contributing to better work-life balance and overall satisfaction. Professionally, it provides organisations with actionable strategies to optimise their real estate portfolios, ensuring they remain cost-efficient, sustainable, and aligned with modern workplace trends. Scientifically, it adds to the body of knowledge on corporate real estate management by exploring how hybrid working can be integrated into strategic decision-making, offering new insights and frameworks for aligning organisational goals with emerging societal and workplace dynamics. This research bridges practical applications and theoretical advancements, making it valuable across these interconnected domains.