Reflection on graduation
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A personal reflection on the experience of AR3R010 and AR4R010.

Relationship between research and design
The research focuses on the challenges and opportunities for the transformation of tall office buildings into housing. Most of these challenges and opportunities have an impact on or are influenced by the design of the building.

Research topic
At the start of the semester I thought my topic would be within the field of Design and Construction management, as that is were my bachelor background is. However, during the first week, several presentations have been given about the themes and topics together with the possibility for one-on-one talks. The theme day of Real Estate Management presented some topics I did not think about before, but did found very interesting. After the presentation I talked to, my now second mentor, Ilir Nase about the possibilities. The described week has been crucial for me to determine my topic and research field. It would maybe be even more helpful if there would have been one week in-between choosing the topic and this presentation week.

Research method and approach
The graduation laboratory in collaboration with Ilir Nase had also set up a start-up session for defining the problem statement, collecting and processing relevant literature and give an overview of main deadlines and expectations. This has been very helpful in starting and guiding the research.

I am grateful to both my mentors to make time for me and give useful feedback. My mentors fit the topic very well, as they both are researchers within the real estate management field. The interactions with practice have been helpful in guiding the problem statement and if the research did not overlap too much with existing literature. The feedback I received from my mentors has been of great quality.

Looking back at the process, I should have been more strict in planning. That would have probably helped me during the graduation process. At moments I seriously lacked discipline and motivation, partly due to some personal setbacks after the P2 towards the P3. What would have helped me, as I did the last period, was to set smaller deadlines for myself, which felt more achievable and closer. I should have also put more effort in organizing meetings with my mentors. Especially the last period I lacked in contacting them and I had been less in touch. During the empirical research, some of the interviews had been cancelled due to the corona crisis and it had been tough to organize new interviews.

Scientific and social relevance
The outcomes address both the high vacancy rate in the Dutch office market and the housing shortage in the Netherlands.

Social relevance
As described above, vacancy has a negative influence on a city’s image and can be ground for crimes. Transforming vacant office areas and buildings into housing can create a safer and more livable environment. By carrying out this research and possibly make it more attractive to convert vacant tall office buildings to housing can decrease the vacancy rate. Creating more housing, will also answer to the housing shortage. Especially in the Randstad the mid-income households and starters can not find a suitable and affordable dwelling. Transformation projects can be feasible options for developers and more housing availability can give these groups a better opportunity at the housing
market. Vacancy can not only have a negative influence on the owner’s finances, but can also affect buildings in the area (Koppels, Remoy & Messlaki, 2011)

**Scientific relevance**

Literature starting from 2005 (Geraedts & Van der Voordt, 2005) has been taken as a starting point for this research. This research follows up on existing research about transforming offices to housing (Remøy, 2010; Remøy & Van der Voordt, 2014; De Ridder, 2018; Bruijning, 2016). It is also based on the current state in The Netherlands, according to numbers by CBS (2018) and Cushman & Wakefield (2018). This is relevant, as such researches can be reflected upon repeatedly. This research aims to add knowledge to the existing body of knowledge by studying tall buildings in particular within the context of conversion. This direction has been chosen, because the challenges to conversion of tall offices to housing have not been researched in such a context. There is still a significant amount of vacancy in the Netherlands. The demand for housing on the other hand keeps increasing, especially in the Randstad. There is a potential for conversion within this context. It is interesting for practice and theory to know which of the tall buildings are vacant and what possible differences there are in challenges compared to buildings below 70m of height.

**Ethics & data**

In the beginning I found it hard to define the problem statement and in what way my research would add to the existing body of knowledge. The interactions with practice, as my mentors advised me, were helpful in guiding the research a bit more. Collecting literature was easy, but I found it hard to process the literature.

**Toward the P5**

Towards the P5 I will work on improving the quality of the figures and tables, together with the optimization of the lay-out. I will add a list of terms to make it easier for the reader to understand the research.

The methodology chapter and summary also need improvement and the whole report needs a scan on usage of terms, correctness, actuality and coherency. For the empirical research I might receive more data in the coming two weeks, which then will be integrated into the report.

Finally, the end product will be finished and included as an appendix to the report. The results of this research will be developed into a manual of operations. This manual will consist of the lists of challenges and opportunities to the transformation of tall office buildings into dwellings. Together with an explanation and/or example from one of the cases for each of the challenges and opportunities.