



# ***Land Governance Master programmer***

Discipline ***“Land & real estate  
development”***

Responsible university

*Kiev National University of  
Construction and Architecture*

Course is developed by

*Prof. Petrakovska Olga*



# ***URBAN INFRASTRUCTURE***

**Integrative module**

**Total ECTS - 8**

**Is studied in**

**2st years**

**3st term**

**for Technical Universities**



# ***Basis for learning***

Real Property Law

Building Law

Environmental and Planning Law

Economics

Urban infrastructure

Project Management

Real Property Market

Property Valuation

Real Property Valuation



# ***Aim and objectives of the course***

Course is oriented to interdisciplinary approaches

Throughout the course students develop and deepen their knowledge of property right, real estate valuation, financial services, project management and land management as well as construction issues

After the course students is be able to assume professional roles in the built environment and land development sectors



# URBAN INFRASTRUCTURE

Total hours	Classroom total/ hours	lectures	practic	Exam/ hours	individual student's work	% of class rooms
288	92	48	48	54	138	0,34



##	Topic	Number of hours		
		Total	Lecture	Practice
1	What development is. The main terms and definitions		2	2
2	Well known types of real estate development		2	2
3	Land development		8	8
4	Residential development		4	4
5	Office development		4	4



##	Topic	Number of hours		
		Total	Lecture	Practice
6	Retail development		4	4
7	Industrial development		4	4
8	Stages of development and life cycle of deferent real estate		4	4
9	Decision making		2	2
10	Risks relative to development		2	2



# Course syllabus

##	Topic	Number of hours		
		Total	Lecture	Practice
11	Comparison of land and real estate development		4	4
12	Organizing of development, participants of development process		4	4
13	Law regulation of development process		4	4
14	Communication and Negotiation		2	2
	Total		48	48





# ***Structure of the lectures***

## ***Topic #1– “What development is. The main terms and definitions”***

2 hours

What development and redevelopment and developer is. Approaches for definition and assessment of development process in different countries

## ***Topic #2 “Well known types of real estate development”*** 2 hours

Land development, residential development, office development, retail development, industrial development etc.





### **Topic #3– “Land development”**

8 hours

The main stages of Land development ( idea, land buying, definition of end use, discussion, decision making, work up development project, development agreement, getting permits ,,,,,, construction, put in commission, lease or selling, maintenance and management.

The main ways of Land development – subdivision, realotment, consolidation.

The risks under Land development.

### **Topic #4 “Residential development”**

4 hours

Types of Residential property: Single Family Residence Property, Duplex Property, Condominiums Property etc.

Particularities of residential market and factors which influence demand and supply





## **Topic #5– “Office development”**

4 hours

Classification on Office real estate in EU and Ukraine (A,B,C) Type of Office real estate and requirements for their location. Criteria of estimation Office real estate. Profitability. Particularities of office real estate market and factors which influence demand and supply

## **Topic #6 “Retail development**

4 hours

Local retail object and types of retail centre (Convenience, Neighborhood, Community, Super Community, Regional, Super regional, Specialty centers). Requirements for location, **anchor tenant, Trade Area, Catchment Area**. Particularities of retail real estate market and factors which influence demand and supply





**Topic #7– “Industrial development”** 4 hours

Type of industry real estate (logistic, industry park, industry concern etc.) and requirements for their location. Particularities of infrastructure provision for industry real estate. Industrial pollution source and impact on environment.

Topic # 8 Stages of development and life cycle of deferent real estate  
4 hours

Different cycle of real estate ( economical life cycle, physical life cycle, effective life cycle). Interaction of life cycle with period with Stages of development .





## Topic # 9 “Decision making”

2 hours

As a problem solving and decision making are increasingly, it is important to understand ways to generate, evaluate, and select the best solution in a team setting.

Problems Solving methods

Brainstorming


Nominal Group Technique

Delhi Technique

## Topic # 10 – Risks relative to development – 2 hours

Existing kind of risks and which of them are influencing for different types of real estate development





Topic # 11 – Comparison of land and real estate development -  
2 hours


Discussion about different stages of land and real estate development,  
factors which are influencing to the effect of development procedure

Topic # 12 – “Organizing of development, participants of development  
process ” 4 hours

Developers work with many different counterparts along each step of  
this process, including architects, city planners, engineers, financier,  
surveyors, inspectors, contractors, leasing agents and more.

The lecture gives knowledge who will be involved in the different stage  
of development procedure and responsibilities of various parties





Topic # 13 “Law regulation of development process ”  
4 hours

Very wide spectrum of legislation regulate various aspect of development activities. The lecture highlight the different fields of law and connect it with stages of development

Topic # 14 Communication and Negotiation – 2 hour

Schedule, connection, Communication and Negotiation under conditions of multicriterial and diversification decision making



# ***Exercises***

## Main tasks

To propose different possible land use direction for land (of uncompleted building) which is specified by teacher

To appreciate the planning and infrastructure requirements for each proposal kind

To calculate profit from each proposal

Make decision which should be realized

To describe procedure of development





# *List of literature*

Washington, D.C., Profesinal developmment **Urban Land Institute (ULI)**, Los Angeles, and London.

Склад, зміст, порядок розроблення, погодження та затвердження містобудівного обґрунтування. ДБН Б.1.1-4-2002, Держбуд України. – 2002.

Містобудування. Довідник проектувальника / за ред. Т.Ф.Панченко. – К. Укрархбудінформ, 2001. – 192с.

Склад, зміст, порядок розроблення, погодження та затвердження проектної документації. ДБН Держбуд України. – 2004.

