

SUW 2018 course

Year: 2018

Course title: Investment/Development Project Management

Leading lecturer from Warsaw School of Economics (SGH) : **Professor Marek Bryx, PhD**

A. Course objective

This course focuses on crucial aspect of business endeavors – investment/development project management. Cities are places of implementation of development projects. Thus the framework of curriculum points to the importance of sustainable urban planning in the development of cities and the quality of development project and final buildings in creating a quality of life inside cities.

Curriculum includes key aspects of projects development like scope, timeframe and life-cycle and activities performed at various stages of the object's life cycle. The emphasis is also on financial issues as budget of the project, feasibility study and risk analysis, and methods of financing, including bank loans.

Project steering: coordination and control and termination are also analyzed. Important issue of organizing project team and choice of proper project structure are discussed on the basis of real-life examples.

B. Course syllabus

C. Educational outcome

- Knowledge:
 - understanding the idea and practice of sustainable development of cities
 - understanding the project management process and be able to choose proper project management tools and techniques,
 - understanding the building life cycle
 - understanding the financial aspects of project development: risk, loans, rate of return
 - Specific of houses development project, their socio and economic aspects
- Skills
 - Students can explain the need for sustainable construction
 - They can count the return on property development investment
 - They can indicate the methods of project management
 - They can assess the importance of the project from the point of view of the city's sustainable development
- Social competencies

- They can work in groups
- They can justify the social and economic need for a development project
- They can argue for specific design solutions
- They can defend their points of view

D. detailed time table (1h = 45 minutes)

First day – 4 hours

1. Sustainable urban development. The importance of spatial order for the quality of life. Reasons for investing in real estate. Types of real estate investments. Obtaining permission for the development project. 1h.
2. Property as a specific product and its influence on the Real Estate Market (REM). General description of REM. Real Estate Market (REM) as a system. The role of a government on the REM. 1h
3. Project life cycle of industrial, office and house building; main phases of the project. 0,5h
4. Project definitions - Investment project and development project. Basis of development projects. 1.5h
 - a. Kinds and tasks of investments
 - b. Kinds of investors and developers
 - c. Purposes and risk
 - d. Scope, time and budget

Second day – 4 hours

5. Project management. 1h
 - a. Development project as a process
 - b. Development project as a system
 - c. Project structure and task planning
 - d. Project scheduling: Gantt charts and CPM method
 - e. 4 phases of a development project
 - f. Project termination – exit strategies
6. Organization of the project team. 0.5h
7. Project steering: coordination and control. 0.5h
8. Methods of project financing. The role and the structure of business plan. 2h

Third day – 4 hours

9. Activities in the project implementation panels

- a. The initial phase of a project. 0.5h
 - i. The beginning – a need and method of its fulfilment
 - ii. Prefeasibility and Feasibility study analysis, risk
 - iii. Decisions: money, project team, time, plan
 - iv. Project management maturity
- b. The entering phase of the development project. 0.5h
 - i. Development project (process) as a system
 - ii. The role of agreements in a development project
 - iii. How to choose an architect
 - iv. Building permission – the end of the second phase
- c. Construction process. 2h
 - i. The role of site manager (project manager) and lead disciplines engineers
 - ii. Design supervision, supervising officer, local authority building control inspector
 - iii. Payment systems
 - iv. Varied works and additional works – how to pay for them
 - v. Interim inspections, approval of temporary works, practical completion inspection, final inspection
 - vi. Preproduction marketing, sales of product, trainings
 - vii. The end of building phase
- d. Property management phase or exploitation: task, methods of running, dilemmas ... 0.5h

10. Project evaluation. Results and conclusions.0.5h

Fourth day – 4 hours

11. The SGH Development project – work in groups (workshop)

- a. Expectations of the university - estimation of needs,
- b. Defining spatial implementation possibilities,
- c. Building a project -
 - i. Steering committee
 - ii. business plan
 - iii. funding
 - iv. project life phase
- d. Results, conclusions, evaluation

Topics to cover in the second week:

- Project structure planning
- Time and cost scheduling

- Institutional forms of project management
- Project management information system
- Project structure and task planning
- Project scheduling
- Project implementation - CPM COST technique
- Feasibility study analysis
- Project risk analysis
- Investment projects management in European and US cities – case studies

E. Basic literature

Miles M. E., Netherton Laurence, Schmitz Adrienne: Real Estate Development. Principles and Process.

F. Supplementary literature

G. Author's most important publications concerning the offered course

1. Bryx M., Szelałowska A.: (editors) Eco-Innovations in Cities. CEDeWu, Warszawa 2015; On-line Bookstore: www.cedewu.pl, EAN 978-8375568141
2. Bryx M.:Market Protection of Flat Buyers as a Part of Housing Policy in Poland, Świat Nieruchomości – World of Real Estate Journal, vol 4 (102), 2017, p.:75-80
3. Bryx M.: Aiming to a Future University – the Case of the SGH Campus Redevelopment. In: Brdulak A., Brdulak H.: Happy City – How to Plan and Create the Best Livable Area for the People. Springer International Publishing AG 2017; (p.; 151-170).
4. Bryx M.: Real Estate Market. System and its functioning. Poltext Warsaw , Polish edition

H. Numbers of required prerequisites

- Not required

I. Course size and mode

- Total: 40 hours

J. Final mark composition:

- activities on lectures – 20 points
- work in groups – 40 points
- final exam – 40 points