

INSTITUTE OF REAL ESTATE STUDIES

Ukmarjeva 6, SI – 1000 LJUBLJANA

**3th CONFERENCE OF INTERDISCIPLINARY
RESEARCH ON REAL ESTATE**

Programme



2018 CIRRE CONFERENCE

GRONINGEN, September 20-21, 2018



**Research Centre for
Built Environment NoorderRuimte**

3th CONFERENCE OF INTERDISCIPLINARY RESEARCH ON REAL ESTATE

GRONINGEN, September 20-21, 2018

SCIENTIFIC COMMITTEE:

Prof. dr. Alenka Temeljotov Salaj, Assoc.prof. dr. Bojan Grum, Prof. dr. Darja Kobal Grum,
Prof. dr. Anita Cerić, Prof. dr. Champika Lasanthi Liyanage, Assoc.prof. dr. Knut Boge,
Prof. dr. Valentina Zileska Pancovska, Prof. Svein Bjørberg, Assist.prof. dr. Visar Hoxha,
Assist.prof. dr. Božena Lipej, Assist.prof. dr. Boštjan Kerbler, Assist.prof. dr. Boštjan Aver,
Prof. dr. Athena Roumboustos, Prof. dr. Marija Bogataj, Prof. dr. Ilfryin Price,
Assist.prof. dr.dr. David Bogataj, Dr. Jardar Lohne, Prof. dr. Tore Haugen,
Assit.prof. dr. Aljoša Dežman, Assist.prof. dr. Marjana Šijanec Zavrl,
Assoc.prof. dr. Francisco Campuzano Bolarin, Prof. dr. Susanne Balslev Nielsen, Goran Milanov,
Assoc.prof. dr. Eva Martínez-Caro, Prof. dr. Edward Finch, Assoc.prof. dr. Marit Støre Valen,
dr. Martina Di Guida, prof.dr.Muhsin Kilic, Assoc.prof. dr. Jan Veuger FRICS.

EDITORIAL COMMITTEE:

dr. Bojan Grum,

Chairman of the Organizing Committee,
Institute for Real Estate Studies
European Faculty of Law, Nova University, Slovenia
bgrum@siol.net
Tel: +386(0)41617208

dr. Jan Veuger FRICS,

Vice-Chairman of the Organizing Committee,
Hanze University of Applied Sciences, The Netherlands
E-mail: j.veuger@pl.hanze.nl
Tel: +31 22995312

dr. Darja Kobal Grum,

Chairman of the Scientific Committee,
Department of Psychology, University of Ljubljana, Slovenia
E-mail: darja.kobal@ff.uni-lj.si
Tel: +386(0)40429636

dr. Alenka Temeljotov Salaj,

Chairman of the Programme Committee,
Norwegian University of Science and Technology, Norway
E-mail: alenka.temeljotov-salaj@ntnu.no
Tel: +47 46445072

Organized by:

INSTITUTE OF REAL ESTATE STUDIES

Ukmarjeva 6, 1000 Ljubljana

Tel: +386(1)4214210

Fax: +386(1)4214215

e-mail: cirre2016@gmail.com

and

HANZE UNIVERSITY OF APPLIED SCIENCES GRONINGEN

Lectorate Real Estate Management

Zernikeplein 11, 9747 AS Groningen

Tel: +31622995312

e-mail: j.veuger@p.hanze.nl

Published by:

Institute of Real Estate Studies

Ukmarjeva 6, 1000 Ljubljana

and

Lectorate Real Estate Management

Zernikeplein 11, 9747 AS Groningen

Edited by:

Bojan Grum

Alenka Temeljotov Salaj

Jan Veuger

and

Daan Bartels

info@daanbartels.com

tel: +31 638107768

Programme Committee:

dr. Alenka Temeljotov Salaj (chairman), dr. Marija Bogataj, dr. Knut Boge,
prof. Svein Bjørberg, dr. Francisco Campuzano Bolarin, dr. Jardar Lohne, dr. Jan Veuger FRICS

Organizing Committee:

dr. Bojan Grum (chairman), dr. Jan Veuger (vice-chairman),
Daan Bartels (projectmanager), Christina Vinhuizen, Saskia Wiepkema

PROGRAM OVERVIEW

Wednesday September 19th

15.00-18.00 Pre-session meeting

Thursday September 20th

09.00-10.00 Registration

09.45-09.50 Initial Speech by Bojan Grum

Chairman of the Organizing Committee European Faculty of Law, Slovenia

09.50-10.00 Leading the opening ceremony by Jan Veuger

Conference Chairperson and professor Real Estate Hanze University Groningen

10.00-10.20 Opening by René Paas

Commissioner of the King province Groningen

10.20-10.35 Welcome by Rob Verhofstad

Board of Hanze University Groningen

10.35-11.00 Keynote-speaker Erwin van der Krabben

How public real estate development can support successful urban transformation projects

Professor of Planning and Property Development in the Department of Planning Radboud University Nijmegen and Real Estate in Belfast School of Architecture and the Built Environment at Ulster University

11.00-11.30 Break

11.30-13.00 Session (4x parallel)

13.00-14.00 Lunch

14.00-15.30 Session (4x parallel)

15.30-16.00 Break

16.00-17.30 Session (4x parallel)

19.00-22.00 Conference diner at Groninger Museum

Friday September 21th

09.00-10.30 Session (4x parallel)

10.30-11.00 Break

11.00-12.30 Session (4x parallel)

12.30-13.30 Conclusions - informal meetings

The organization has compiled the program subject to changes

DETAILED SCHEDULE

WEDNESDAY September 19th

15.00-18.00

15.00-18.00	Room T9.05, Zernikeplein 7 (Green Tower)
Pre-session Meeting	Social Infrastructure: Development of Social Infrastructure and Services for Community Based Long-term Care

- Chair** David Bogataj
University of Padua
- Paper 1** The social infrastructure from the perspective of social work with older people
Jana Mali
University of Ljubljana
- Paper 2** Life Cycle Social Needs and the Role of Urban FM
Svein Bjorberg, Alenka Temeljotov Salaj, David Bogataj
Norwegian University of Science and Technology, University of Padua
- Paper 3** Taxation and investing in the community's infrastructure for ageing cohorts
Petra Janež, David Bogataj
University of Padua
- Paper 4** Social infrastructure that makes the community more sticky and attractive for older inhabitants
Samo Drobne, Jana Mali, Marija Bogataj
University of Ljubljana
- Paper 5** Assisted Living Facilities System Development: The Case of Slovenia
Vlado Dimovski, Simon Colnar, Sandra Pengler, Jana Žnideršič, Barbara Grah
University of Ljubljana
- Paper 6** Transformation of social ownership – the case of social infrastructure
Eneja Drobež
Nova University
- Paper 7** Development of Social Infrastructure for Older Adults Using the Multiple Decrements Approach
Marta Kavšek, David Bogataj
University of Padua
- Paper 8** Social infrastructure in the Spatial Planning of Slovenia
Alma Zavodnik Lamovšek, Eneja Drobež
University of Ljubljana, Nova University
- Paper 9** How Does Sense of Security Impact on Real Estate: General Review
Bojan Grum, Darja Kobal Grum
Nova University, University of Ljubljana

11.30-13.00

11.30-13.00 Session 1	Room T9.05, Zernikeplein 7 (Green Tower) Public Real Estate
--	--

- Chair** Masi Mohammad
University of Technology Eindhoven
- Paper 1** Public Real Estate in Transition
Cor Van Montfort, Claudia Noort, Okke van der Maas, Sicco van As
Algemene Rekenkamer (Court of Audit)
- Paper 2** Revaluation of Religious Heritage
Veerle Follens
Hanze University of Applied Sciences Groningen
- Paper 3** Residential economy Ede through connection of energy and care
Sander Korthouwer
Municipal Ede
- Paper 4** Which organizational form between municipal real estate and the market offer optimal efficiency and effectiveness for the transformation toward a facilitating municipal real estate organization in The Netherlands?
Thomas Drenth
Delft University
- Paper 5** Set of criteria for older adults with early stage dementia to enable them to live longer in their own homes
A.J.J.Grave and M. Mohammadi
Eindhoven University of Technology

11.30-13.00 Session 2	Room A1.03, Zernikeplein 11 (Aula) Digitalization and Real Estate I
--	--

- Chair** Jan Veuger
Hanze University of Applied Sciences Groningen
- Paper 1** Darwinism in a Smart City
Manuela Krull- Mancinelli
Blockchain Entrepreneur
- Paper 2** Blockchain: technology looking for a problem?
Visions on the application of blockchain technology in real estate
Jo Bronckers and Jan Veuger
Blockchain Entrepreneur and Hanze University of Applied Sciences Groningen

- Paper 3 Start a Brick
Wendel Hulsebos
Hanze University of Applied Sciences Groningen
- Paper 4 Residential community management software: A case for the use of 4.0 Technology
residential community management software
Ali Parandeh, Jaime San Martin & Claudia Villarreal
Founder of Urbytus #proptech #blockchain

11.30-13.00	Room H0.50 (KCNR), Zernikeplein 11
Session 3	Sustainability

- Chair** Alenka Temeljotov Salaj
Norwegian University of Science and Technology
- Paper 1 Value sharing model for urban development
Alenka Temeljotov Salaj, Hallgrim Hjelmbrække, Svein Bjørberg, Jardar Lohne
Norwegian University of Science and Technology
- Paper 2 Social Indicators for Sustainable Communities
Carmel Lindkvist, Tore Haugen, Alenka Temeljotov Salaj
Norwegian University of Science and Technology
- Paper 3 A study on optimum insulation thicknesses and payback periods for the use of a building during heating and cooling seasons
Ahmet Serhan Canbolat
Uludag University
- Paper 4 Public value orientation to urban development
Yan Xue
Norwegian University of Science and Technology
- Paper 5 Geothermal Energy Integration in Urban Systems: Case Study of Armutlu District
Ayse Fidan Altun, Muhsin Kilic
Uludag University

11.30-13.00	Room U150 (new orange building)
Session 4	Building & Social Infrastructure

- Chair** Bojan Grum, Nova University
- Paper 1 Invited lecture
Dark Side of Boosting Building Renovation in European Real Estate Market
Mateja Dovjak
University of Ljubljana

- Paper 2 Transformation of social ownership – the case of social infrastructure
Eneja Drobež
Nova University
- Paper 3 Social infrastructure that makesthe community more sticky and attractive for older
inhabitants
Samo Drobne, Jana Mali, Marija Bogataj
University of Ljubljana
- Paper 4 Dirt on the white marble of iconic oslo opera House
Bjørn Stahel
Oslo Metropolitan University College of Applied Sciences, Oslo Business School,
Norway

14.00-15.30

14.00-15.30 Session 5	Room A1.03, Zernikeplein 11 (Aula) Digitalization and Real Estate II
--	---

- Chair** Jan Veuger
Hanze University of Applied Sciences Groningen
- Paper 1 Digital Twin
Menno Lammers
Chief PropTech Officer
- Paper 2 Digitalization of FM services in Norway – The beauty or the beast.
Marit Støre-Valen
Norwegian University of Science and Technology

14.00-15.30 Session 6	Room H0.50 (KCNR), Zernikeplein 11 Strategic Planning
--	--

- Chair** Alenka Temeljotov Salaj
Norwegian University of Science and Technology
- Paper 1 Energy performance of social real estate in the Netherlands
Lars Brugman & Ramona van Marwijk
Kadaster
- Paper 2 The Impact of Climate Change on Strategic Management of River Dam Assets
Andrej Rajh, Alenka Temeljotov Salaj
Nova University
- Paper 3 Multimaps as a method for strategic planning – Tool and Practical Results and Experience as Base for Use in Urban Areas
Robin Sæterøy, Svein Bjorberg, Ina Aspestrand
Multiconsult
- Paper 4 The Role and the importance of the Economic Impact, Institutional Legislation for Increasing Value of the Sustainability Refurbishment of the Building Stock in Kosovo.
Faut Pallaska
APRK-MESE
- Paper 5 Managing Municipal Real Estate in 2035
Wouter van den Wildenberg
Fakton

14.00-15.30 Session 7	Room U150 (new orange building) Urban Planning
--	---

- Chair** Bojan Grum
Nova University
- Paper 1 New Evidence in Contemporary Decision-making in Spatial Planning
Ivan Stanič, Barbara Mušič
Urban Planning Institute of the Republic of Slovenia
- Paper 2 Urban Planning as a Tool for Westernization of Turkish Cities in the Late Ottoman and Early Republican Periods: Bursa as a case Study
Tulin Vural Arslan / Neslihan Dostoglu
Uludag University / Kultur University
- Paper 3 Pro-environmental behavior in urban settings
Darja Kobal Grum
University in Ljubljana
- Paper 4 Negotiations between developers and planning authorities in urban development projects – the case of Oslo, Norway
Terje Holsen
Norwegian University of Life Sciences
- Paper 5 Multi-Level Climate Effect Modeling, best management practices From private property to national level
Floris Boogaard, Doutsen Krol, Jeroen Kluck, Michael Bosscher
Hanze University of Applied Sciences

16.00-17.30

16.00-17.30 Session 8	Room T9.05, Zernikeplein 7 (Green Tower) Royal Institution of Chartered Surveyors (RICS)
--	---

- Chair** Wendy Verschoor
Chairman RICS Netherlands
- Paper 1** Big Data
Tony Mulhall
RICS Europe
- Paper 2** Sustainable Real Estate and Ethics
Wabbe de Vries en Jan Veuger
Hanze University of Applied Sciences Groningen
- Paper 3** Professional Group Social Real Estate RICS Nederland: Position paper 2018
Dennis van der Plas & Bert Scherpenzeel
Department Public Real Estate RICS Netherlands
- Paper 4** The cost effect of sustainable climate installations in commercial real estate: an illusion?
Wim van der Post
Amsterdam School of Real Estate

16.00-17.30 Session 9	Room A1.03, Zernikeplein 11 (Aula) Sustainability
--	--

- Chair** Masi Mohammadi
University of Technology Eindhoven
- Paper 1** The added value of photo elicitation in explorative participatory research.
K. Hamers, N. Moor and Masi Mohammadi
University of Technology Eindhoven
- Paper 2** An exploration into smart environments for stimulating encounters for older adults with dementia in in-patient facilities
K. Hamers, J.H.W. Hammink, Masi Mohammadi
University of Technology Eindhoven
- Paper 3** A space for makings friends. The role of semi-private transitional space in stimulating social cohesion in high-rise appartement
P.M.L. Nguyen, M. Mohammadi en N. Moor
University of Technology Eindhoven
- Paper 4** Technological integration of the house of the future, Case study analyses of the integration level of technology for innovative housing projects between 1920-2010
B. Kirbas Akyurk March, M. Mohammadi, M.H. Kortekaas and J.L. Fisscher

Paper 5

Technological integration of the “house of the future”
M.H. Kortekaas
Eindhoven University of Technology

15.30-17.30 Session 10	Room H0.50 (KCNR), Zernikeplein 11 Healthy Ageing
---	--

- Chair** Joost Degenaar
Hanze University of Applied Sciences Groningen
Introduction Healthy Ageing and presentation book Healthy Ageing
- Paper 1** Healthy Space Design
Mark Mobach
Hanze University of Applied Sciences Groningen no abstract, only presentation
- Paper 2** Healthy Workplace; case Environment conditions in classroom on education
Henk Brink
Hanze University of Applied Sciences Groningen
- Paper 3** Healthy Public Space
Johan de Jong
Hanze University of Applied Sciences Groningen
- Paper 4** Best Practice
Wilma Wolf
Hanze University of Applied Sciences Groningen
Presentation Book by Wilma Wolf

09.00-10.30

**09.00-10.30 Room T9.05, Zernikeplein 7 (Green Tower)
Session 11 Building Projects, Sustainability**

- Chair** Wabbe de Vries
Hanze University of Applied Sciences
- Paper 1 Don't be afraid, embrace complexity! - A systems approach for the design and evaluation of Higher Education learning spaces
Eduard Navarro Bringas
- Paper 2 The Workplace Maturity Model: Quantifying the degree of workplace growth
Lex Janssen
Measuremen
- Paper 3 Easement as the element of monetization of real estate and insurance for infrastructural and energy investments
Zef Vucaj, Bojan Grum
Nova University
- Paper 4 The impact of municipal taxation and revenues on the bid rent curve determined through parameters of the net internal migration
Samo Drobne, Petra Janež and Marija Bogataj
University of Ljubljana

**09.00-10.30 Room A1.03, Zernikeplein 11 (Aula)
Session 12 Sustainability**

- Chair** Bojan Grum
Nova University
- Paper 1 Social infrastructure in the Spatial Planning of Slovenia
Alma Zavodnik Lamovšek and Eneja Drobež
University of Ljubljana, Nova University
- Paper 2 Age-friendly and smart cities
Bostjan Kerbler, Suzana Peer Kvas
Urban Planning Institute of the Republic of Slovenia
- Paper 3 The meaning of information governance for sustainable maintenance management
Koos Johannes, Hans Voordijk, Guillermo Aranda-Mena and Arjen Adriaanse
Amsterdam University of Applied Sciences

11.00-12.30

11.00-12.30 Session 13	Room T9.05, Zernikeplein 7 (Green Tower) Real Estates
---	--

- Chair** Darja Kobal Grum
University of Ljubljana
- Paper 1** Taxation and investing in the community infrastructure for ageing cohorts.
Petra Janez, David Bogataj
University of Padua
- Paper 2** Mitigating age related risks in smart silver retirement villages, creating social value in the context of Health Care and Long-Term Care provision
Valerija Rogelj, Marija Bogataj and David Bogataj
University of Padua
- Paper 3** Local buyers in the Groningen earthquake region
Hieke T. van der Kloet
Hanze University of Applied Sciences
- Paper 4** Life Cycle Social Needs and the Role of Urban FM
Svein Bjorberg, Alenka Temeljotov Salaj, David Bogataj
Norwegian University of Science and Technology, University of Padua
- Paper 5** Assisted Living Facilities System Development: The Case of Slovenia
Vlado Dimovski, Simon Colnar, Sandra Penger, Jana Žnideršič, Barbara Grah
University of Ljubljana

11.00-12.30 Session 14	Room H0.50 (KCNR), Zernikeplein 11 Demographic Transition and Environment
---	--

- Chair** Elles Bulder
Hanze University of Applied Sciences Groningen
- Paper 1** The influence of village attractiveness on flows of movers in a declining rural region
Hans Elshof
CMO STAMM Groningen
- Paper 2** Housing Studies East Groningen
Daniel Depenbrock
KAW Groningen
- Paper 3** Real Estate Monitor 2018 Municipality Groningen
Erik de Jong
Vinco Real Estate

Paper 4

Development of Social Infrastructure for Older Adults Using the Multiple Decrements Approach

Marta Kavšek, David Bogataj

University of Padua

Chairs during the Conference

	Room T9.05 (Green Tower)	Room A1.03 (Aula)	Room H.050 (KCNR)	Room U150 (new orange building)
Thursday				
11.30-13.00	Masi Mohammadi	Jan Veuger	Alenka Temeljotov Salaj	Bojan Grum
14.00-15.30	Bojan Grum, Darja Kobal Grum	Jan Veuger	Alenka Temeljotov Salaj	Bojan Grum
16.00-17.30	Wendy Verschoor	Bojan Grum	Joost Degenaar	-
Friday				Room G0.12 (Marie Kamphuisborg)
09.00-10.30	Wabbe de Vries	Bojan Grum	-	-
11.00-12.30	Darja Kobal Grum	-	Elles Bulder	-

Host during the Conference

	Room T9.05 (Green Tower)	Room A1.03 (Aula)	Room H.050 (KCNR)	Room U150 (new orange building) & Room G0.12 (Marie Kamphuisborg)
Thursday				
11.30-13.00	Matic Grum	Christina Vinhuizen	Saskia Wiepkema	Špela Trojanšek
14.00-15.30	Matic Grum	Christina Vinhuizen	Saskia Wiepkema	Špela Trojanšek
16.00-17.30	Matic Grum	Christina Vinhuizen	Saskia Wiepkema	-
Friday				
09.00-10.30	Matic Grum	Daan Bartels	-	-
11.00-12.30	Matic Grum	-	Christina Vinhuizen	-