3rd CONFERENCE OF INTERDISCIPLINARY RESEARCH ON REAL ESTATE

Programme

2018 CIRRE CONFERENCE
GRONINGEN, September 20-21, 2018
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,
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Assoc.prof. dr. Eva Martinez-Caro, Prof. dr. Edward Finch, Assoc.prof. dr. Marit Støre Valen,
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E-mail: alenka.temeljotov-salaj@ntnu.no
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Edited by:

Bojan Grum
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Programme Committee:
dr. Alenka Temeljotov Salaj (chairman), dr. Marija Bogataj, dr. Knut Boge,

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

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<td>15.00-18.00</td>
<td><strong>Pre-session Meeting</strong> Room T9.05, Zernikeplein 7 (Green Tower)**</td>
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<td><strong>Social Infrastructure: Development of Social Infrastructure and Services for Community Based Long-term Care</strong></td>
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**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 Penger, 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 Decrement 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
THURSDAY September 20th

11.30-13.00

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<tr>
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<td>Public Real Estate</td>
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Chair  
Jelte Kinderman  
HANZE University of Applied Sciences Groningen

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

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<th>11.30-13.00</th>
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<td>Session 2</td>
<td>Digitalization and Real Estate I</td>
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Chair  
Jan Veuger  
HANZE University of Applied Sciences Groningen

Paper 1  
Darwinism in a Smart City  
Manuela Krull- Mancinelli  
Blockchain Entrepeneur

Paper 2  
Blockchain: technology looking for a problem?  
Visions on the application of blockchain technology in real estate  
Jo Bronckers and Jan Veuger  
Blockchain Entrepeneur 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 Hjelmbrekke, 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** | Building performance optimization considering values beyond energy cost saving  
Mohamed Hamdy  
Norwegian University of Science and Technology |
| **Paper 4** | Public value orientation to urban development  
Yan Xue  
Norwegian University of Science and Technology |
| **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 makes the community more sticky and attractive for older inhabitants  
Samo Drobne, Jana Mali, Marija Bogataj  
University of Ljubljana |
The importance of social connections for older adults in outpatient care setting
Mark van Hees
Institute of the Built Environment, HAN University of Applied Sciences
14.00-15.30

**Session 5**

**Room T9.05, Zernikeplein 7 (Green Tower)**

**Social Infrastructure**

**Chair**
Bojan Grum, Darja Kobal Grum  
Nova University, 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**
Built environment in school buildings in Prishtina and its correlation with student achievements in PISA testing in 2016: Case study school buildings in Prishtina  
Besnik Vrella, Albana Tuli Gjonbalaj, Vetiola Recica  
Kolegji ESLG

**Paper 4**
Managing Municipal Real Estate in 2035  
Wouter van den Wildenberg  
Fakton

**Session 6**

**Room A1.03, Zernikeplein 7 (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

**Paper 3**
Asset Tokenization of Real Estate Using Blockchain: future of flop?  
Rogier de Vries  
Hanze University of Applied Sciences Groningen

**Paper 4**
Digitalization Real Estate on American Real Estate Society 2018  
Jan Veuger  
Hanze University of Applied Sciences Groningen
**Session 7**

**Strategic Planning**

**Chair**
Alenka Temeljotov Salaj  
Norwegian University of Science and Technology

**Paper 1**
Key ethical challenges to Urban FM  
Jardar Lohne, Tore Kvande, Ola Lædre, Alenka Temeljotov-Salaj  
Norwegian University of Science and Technology

**Paper 2**
The Urban FM role – Experiences from an urban development project in Gjøvik, a medium Norwegian City  
Marit Støre-Valen, Alenka Temeljotov Salaj, Per Rognerud  
Norwegian University of Science and Technology

**Paper 3**
Multimap 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

**Session 8**

**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 Turjish Cities in the Late Ottoman and Early Republican Periods: Bursa as a case Study  
Tulin Vural Arslan  
Uludag University

**Paper 3**
Pro-environmental behavior in urban settings  
Darja Kobal Grum  
University in Ljubljana

**Paper 4**
Technological integration of the “house of the future”  
M.H. Kortekaas  
Eindhoven University of Technology
16.00-17.30

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**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**

The added value of photo elicitation in explorative participatory research.  
K. Hamers, N. Moor and Masi Mohammadi  
University of Technology Eindhoven

**Paper 4**

Professional Group Social Real Estate RICS Nederland: Position paper 2018  
Jan Veuger et al.  
Hanze University of Applied Sciences Groningen

16.00-17.30

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**Chair**

Bojan Grum  
Nova University

**Paper 1**

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 2**

Social infrastructure in the Spatial Planning of Slovenia  
Alma Zavodnik Lamovšek and Eneja Drobež  
University of Ljubljana, Nova University

**Paper 3**

Age-friendly and smart cities  
Bostjan Kerbler, Suzana Peer Kvas  
Urban Planning Institute of the Republic of Slovenia
Paper 4  The meaning of information governance for sustainable maintenance management  
Koos Johannes, Hans Voordijk, Guillermo Aranda-Mena and Arjen Adriaanse  
Amsterdam University of Applied Sciences

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|            |         |              | Chair                                      | Alenka Temeljotov Salaj  
Norwegian University of Science and Technology                               |
| Paper 1    |         |              | The uptake and implementation of performance measurement in oil and gas pipeline maintenance project  
Cletus Aduku  
University of Central Lancashire Preston UK                                  |
| Paper 2    |         |              | The impact of National Facility Management Associations on the business  
Maurius Tangérås, Matthew Tucker, Alenka Temeljotov Salaj  
Norwegian University of Science and Technology, Liverpool John Moores University |
| Paper 3    |         |              | Project models vs. Building project’s outcome - a strategic test  
Knut Boge, Alenka Temeljotov Salaj  
Oslo Metropolitan University, Norwegian University of Science and Technology |
| Paper 4    |         |              | Revitalisation of Railway Stations in Regional Urban Areas - Grosuplje Station Best Practice Example  
Peter Verlič  
Institute of Traffic and Transport Ljubljana                                |
| Paper 5    |         |              | Negotiations between developers and planning authorities in urban development projects – the case of Oslo, Norway  
Terje Holsen  
Norwegian University of Life Sciences                                      |

16.00-17.30 | Session 12 | Room U150 (new orange building) | Healthy Ageing |
|            |           |                            | Chair          | Joost Degenaar MSc  
Hanze University of Applied Sciences Groningen |
| Paper 1    |           |                            | Healthy Space Design  
Mark Mobach  
Hanze University of Applied Sciences Groningen no abstract, only presentation |
| Paper 2    |           |                            | The effect of indoor environmental conditions in classrooms of The Netherlands on educational  
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*
**FRIDAY September 21**

**09.00-10.30**

**Session 13**  
**Room T9.05, Zernikeplein 7 (Green Tower)**  
**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  
Vincent le Noble  
Measuremen

**Paper 3**  
Heritage buildings and energy renovation – the Slovenian perspective  
Miha Tomšič  
Building and Civil Engineering Institute ZRMK

**Paper 4**  
The impact of municipal taxation and revenues on the bid rent curve determined trough parameters of the net internal migration  
Samo Drobne, Petra Janež and Marija Bogataj  
University of Ljubljana

**Paper 5**  
The cost effect of sustainable climate installations in commercial real estate: an illusion?  
Wim van der Post  
Amsterdam School of Real Estate

**09.00-10.30**  
**Session 14**  
**Room H0.50 (KCNR), Zernikeplein 11**  
**Demographic Transition and Environment**

**Chair**  
Alenka Temeljotov Salai  
Norwegian University of Science and Technology

**Paper 1**  
The Impact of Climate Change on Strategic Management of River Dam Assets  
Andrej Rajh, Alenka Temeljotov Salaj  
Nova University

**Paper 2**  
Lack and excess of heat versus air pollution in Pristine  
Elmi Konjusha  
Nova University

**Paper 3**  
Assisted Living Facilities System Development: The Case of Slovenia  
Vlado Dimovski, Simon Colnar, Sandra Penger, Jana Žnideršič, Barbara Grah  
University of Ljubljana
Paper 5  Exploring the practice of ‘Multiple-plan Coordination’ in Xiamen City from a ‘Cross-Sector collaboration’ perspective
W.J. Huang and Wenbin Zhang
**11.00-12.30**

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<td>Darja Kobal Grum</td>
<td>University of Ljubljana</td>
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<tr>
<td><strong>Paper 1</strong></td>
<td>Easement as the element of monetization of real estate and insurance for infrastructural and energy investments</td>
<td>Zef Vucaj, Bojan Grum</td>
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<tr>
<td><strong>Paper 2</strong></td>
<td>The problem of leasing agricultural land in Slovenia</td>
<td>Marijana Kunc</td>
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<td><strong>Paper 3</strong></td>
<td>Local buyers in the Groningen earthquake region</td>
<td>Hieke T. van der Kloet</td>
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<tr>
<td><strong>Paper 4</strong></td>
<td>Added value and its role in contemporary FM</td>
<td>Domen Grill</td>
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<tr>
<td><strong>Paper 5</strong></td>
<td>Life Cycle Social Needs and the Role of Urban FM</td>
<td>Svein Bjorberg, Alenka Temeljotov Salaj, David Bogataj</td>
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<td>Elles Bulder</td>
<td>Hanze University of Applied Sciences Groningen</td>
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<td><strong>Paper 1</strong></td>
<td>Migration trends of people with low SES to regions facing population decline in North-Netherlands</td>
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<td>Housing Studies East Groningen</td>
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<td>Real Estate Monitor 2018 Municipality Groningen</td>
<td>Erik de Jong</td>
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<td><strong>Paper 4</strong></td>
<td>Set of criteria for older adults with early stage dementia to enable them to live longer in their own homes</td>
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Paper 5  Development of Social Infrastructure for Older Adults Using the Multiple Decrements Approach
Marta Kavšek, David Bogataj
University of Padua

11.00-12.30  Room G0.12 (Marie Kamphuisborg), Zernikeplein 23
Session 17  Energy & Learning II

Chair  Alenka Temeljotov Salai
Norwegian University of Science and Technology

Paper 1  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 2  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

Ayse Fidan Altun, Muhsin Kilic
Uludag University

Paper 4  Energy performance of social real estate in the Netherlands
Lars Brugman & Ramona van Marwijk
Kadaster
**Chairs during the Conference**

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<td><strong>Thursday</strong></td>
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<td>11.30-13.00</td>
<td>Jelte Kinderman</td>
<td>Jan Veuger</td>
<td>Alenka Temeljotov Salai</td>
<td>Bojan Grum</td>
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<td>14.00-15.30</td>
<td>Bojan Grum, Darja Kobal Grum</td>
<td>Jan Veuger</td>
<td>Alenka Temeljotov Salai</td>
<td>Bojan Grum</td>
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<td>16.00-17.30</td>
<td>Wendy Verschoor</td>
<td>Bojan Grum</td>
<td>Alenka Temeljotov Salai</td>
<td>Joost Degenaar</td>
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<td>Alenka Temeljotov Salai</td>
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<td>Darja Kobal Grum</td>
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<td>Elles Bulder</td>
<td>Alenka Temeljotov Salai</td>
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**Host during the Conference**

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<td>Saskia Wiepkema</td>
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