Doctoral education in Real Estate, state of the art -

The Case of Denmark

prepared for KIITO Workshop 13. – 15.11.2006

Kiinteistöalan tutkijakoulu - The Graduate School in Real Estate and Facilities Management - Fastighetsbranschens forskarskola
by Erik Stubkjær, Aalborg University, Denmark

Overview: Real Estate related research and doctoral teaching
excluding spatial planning, housing policy issues, jurisprudence issues, and details regarding 'Digital Construction'

Aalborg University - International Doctoral School of Technology and Science
-- Department of Development and Planning
-- the L Study Board

Copenhagen Business School - Danish Doctoral School of Finance
-- Department of Finance

University of Southern Denmark - Department of Business & Economics

Roskilde University - Centre for Landscape Research

RealDania - A foundation established on the basis of savings within a large mortgage association, when it in the year 2000 was merged with a commercial bank.

The National Agency for Enterprise and Construction (former ..Housing)

Aalborg University - The International Doctoral School of Technology and Science

CONSTRUCTED VIEWS OF REALITY PhD-course February - March 2007

Communication and decision-making between natural science, technical science and humanities – implementation of concepts from a semiotic and phenomenological point of view

...The scope of the course is to set up a theory and a model for the analysis of reality and phenomena, which can make a description of concepts and phenomena operational for the use in an inter-scientific and inter-disciplinary context across different domains. ... The philosophical approach to the thematic is based Charles Sanders Peirce’s theories on semiotics and phenomenology, philosophical hermeneutics as well as communication theories., see further description.

Associate Professor Lars Brodersen, lars@land.aau.dk
<table>
<thead>
<tr>
<th>May 2005</th>
<th><strong>Content</strong> (Morning/ afternoon; Lectures are followed by discussion among present lecturers of the course)</th>
<th><strong>Lecturer</strong></th>
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<tbody>
<tr>
<td>Monday, 2nd 10.00 Fibigerstræde 11, room 115</td>
<td><strong>The Domain of Research</strong>  Models of society, and the modellers  Land administration and land management; an institutional approach  The shareholder mode of home ownership in Finland</td>
<td>Erik Stubkjær  Hans Sevatdal  Kauko Viitanen</td>
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<tr>
<td>Tuesday, 3rd 9.00</td>
<td><strong>Research in Progress</strong>  Participants present their PhD project:  - The research issue, and its motivation  - The theoretical basis, with main references  - The research question(s)  - Methodology considerations  A guide to the literature, applying Aalborg University Library resources (optional)</td>
<td>Participants, present lecturers  Erik Stubkjær</td>
</tr>
<tr>
<td>Wednesday, 4th ...</td>
<td><strong>The Design of Research - Lessons of recent research projects</strong>  Applying an interdisciplinary methodology; choice of study cases.  Descriptive vs. explanatory research; choice of study cases.  <strong>The Development of Property Rights</strong>  Must ownership be individual ? An assessment of the Norwegian Commons  Searching for a synthesis (Demsetz, Coase, Libecap, Eggertsson, North, .. )</td>
<td>Jaap Zevenbergen  Maria A Silva  Hans Sevatdal  Hans Mattsson</td>
</tr>
<tr>
<td>Thursday, 5th</td>
<td><strong>The Analysis of Development Projects</strong>  Modelling the structure of real property rights (including exercises)  Reflecting a consultant’s work from a scientific perspective  The development of university education in land management: An analysis of obstacles and potentials  Christian and national (5. May 1945) holiday. We arrange for a social event ;-)</td>
<td>Hans Mattsson/Jesper Paasch  Jaap Zevenbergen  Hans Mattsson</td>
</tr>
</tbody>
</table>
Participants are expected to submit their presentations of PhD projects well before the course (Overheads, about 5 pages of text, extensive literature list). The discussion following lectures is moderated and opened by 1 or 2 appointed co-lecturers.

As some participants are coming from technical universities, they may use the visit to benefit from the rich collections of social science titles at Aalborg University Library.

The exercises Thursday are based on the formalism of *Unified Modelling Language*.

http://www.plan.aau.dk/~est/Undervisning/PhDcourse2005/Web/default.html

**CADASTRAL DEVELOPMENT - THE CONTRIBUTION OF SCIENTIFIC ENQUIRY**

A PhD-course offered May 1st to 7th, **2003** at Aalborg University

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**Aalborg University - Department of Development and Planning - Division of Geomatics**

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**Modelling of land-related issues - From institutionalised behaviour to entertaining scenery**

A short internal PhD-course on modelling and ontologies, 13 December 2005, Fibigerstræde 11, rum 117

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This short internal PhD-course on modelling and ontologies is motivated as follows:

- The outcome of discussions at the Autumn seminar of the Division of Geomatics, November 30, which among others called for possible joint research paradigms
- The visit by Jaroslav Gall, Czech Technical University, Prague, during the Autumn term at the Division
- The interest of course organiser in communicating outcomes of the ESF/COST G9 research action: Modelling Real Property Transactions [http://costg9.plan.aau.dk/](http://costg9.plan.aau.dk/), and
- an interest in ontologies, which popped up in different corners of the Division

The course is intended for PhD students and others, who want to get acquainted with concepts and methodologies applied at the research frontier. Participants are invited to present the modelling aspect of their ongoing research.

**Programme:**

- 9.00 Welcome. Logistics. Objectives.
- 9.15 Jaroslav Gall: The G9 research action - Overview, outcomes, and its approach to process modelling
- 9.45 Christian Clausen: Modelling cadastral processes in a Nordic project
- 10.15 Break, followed by Staff and PhD participants present modelling aspects of their ongoing research
- 12-13 Lunch
- 13.00 Henrik Schärfe, Department of Communication, AaU: Ontologies - The concept and
why it has become interesting

13.45 Lise Schröder: Communicating usability of geodata by designing ontologies
14.30 Erik Stubkjær: The development of emergent ontologies in the G9 research action

Notes

15.00 All: Attempts at a summary: The object(s) to be modelled and the modelling methodology.

As mentioned, the Autumn seminar called for possible joint research paradigms. In order to pursue that call, all participants are invited to briefly identify the object(s) of their modelling efforts, as well as the modelling methodology applied or considered. This information will be presented on the blackboard(s) of room 117 with the intention of establishing joint and/or competing clusters of objects and methodologies. Jaroslav Gall will record, and later prepare a draft summary.

16.00 Close

Course organiser: Erik Stubkjær
Time: 2 consecutive half-days December 13th, the first part focusing on modelling, the second on ontologies
Place: Aalborg University, Fibigerstræde 11, room 117
More on the [webpage](http://www.plan.aau.dk/~est/Undervisning/LMCDtaxation2006/LMCDAutumn2006.html)

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**Aalborg University - the L Study Board - Study Programme on Land Management and Cadastral Development**

An ad hoc Study Programme for Autumn Semester 2006 has been drafted for MSc and PhD students, who within the Socrates Erasmus programme are visiting the Land Management and Cadastral Development sections of the Department of Development and Planning.

**Content:**

1. The cadastral components
2. Country and cultural studies
3. Domain identification and modelling
4. Institutions and their change; Cadastral Development
5. Preparation of project paper

The content of the study programme is a modified version of the outline presented at FIG Workshop on e-Governance, Knowledge Management and e-Learning, April 2006, Budapest, Hungary 2006 in Stubkjær: *Modelling Real Estate Business for Governance and Learning*, providing scientific context and motivations.

**Visiting PhD students:**

- Jaroslav Gall, August 2005- February 2006, CTU Prague, Faculty of Civil Engineering, Geodesy and Cartography, Department of Mapping and Cartography [http://www.plan.aau.dk/~gall/](http://www.plan.aau.dk/~gall/)
- Volkan Cagdas, September 2006 - January 2007, Yildiz Technical University, Department of Geodesy and Photogrammetry Engineering, Division of Land Administration

[Details](http://www.plan.aau.dk/%7Eest/Undervisning/LMCDtaxation2006/LMCDAutumn2006.html)

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**Copenhagen Business School - Danish Doctoral School of Finance**
Courses

- Asset Pricing II
- Asset Pricing I
- Financial Econometrics
- Corporate Finance

IVS

- Jan 2007: Getting my research into journals
- Theories of the Firm and Their Application in Business Administration
- March 2007 Quantitative data analysis and applied statistics
- June 2007 Getting my research into journals

http://uk.cbs.dk/content/view/full/43841

Copenhagen Business School - Department of Finance

Lektor, cand.polit. Jens Lunde
E-mail: jl.fi@cbs.dk Web: http://uk.cbs.dk/content/view/full/13997

Ph.d. vejledning: Bolig- og ejendomsøkonomi og -finansiering (Doctoral supervision in housing and real estate economics and financing)

Selected literature references:

- LUNDE, Jens: "The owner-occupiers' capital structure during a house price boom" (Working Paper; Institut for Finansiering 2005/3)
- LUNDE, Jens: "Structural Changes in the Danish Market for Owner-Occupation" chapter 7, pp 117-143 in: Home ownership: getting in, getting from and getting out. Editors: Peter Boelhouwer, John Doling and Marja Elsinga, Delft University Press, Forreq@library.tudelft.nl
- with Mitja Cok: "Creating a Mortgage System in Slovenia” Working Paper; Institut for Finansiering; 99/11


The National Agency for Enterprise and Construction

Ministry of Housing and Urban Affairs, 1999: Housing, Building and Urban Affairs in Denmark Best.nr. EBSTB901, 77 pages, 01.04.1999

Erhvervs og Byggestyrelsen, 2006: Analyse af andelsboligsektorens rolle på boligmarkedet 117 sider

Realdania
Realdania is a strategic foundation created with the objective of initiating and supporting projects that improve the built environment. Our mission is to improve quality of life for the common good through the built environment.

Realdania was established in late 2000 following a merger between two large financial institutions. At the end of 2005 Realdania’s net capital amounted to approx. EUR 3.9 billion. In 2005 Realdania made grants of approx. EUR 120 million. Realdania is currently involved in approx. 45 strategic flagship projects and approx. 210 focus projects.

http://www.realdania.dk/In+English/Content/Intro.aspx

The following four research centers have so far been established within the framework of Realdania Research:

- Centre for Public Space Research
- Centre for Strategic Urban Research
- Centre for Housing and Welfare
- Centre for Management Studies of the Building Process

Realdania has invested a total of approx. EUR 11.7 million in the establishment and operation of the four research centers.

+project 'Improved Real Estate Statistics' within frame 'Future of Construction'

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Realdania etablerer ”Center for Bolig og Velfærd (Centre for Housing and Welfare) – Realdania Forskning”, der skal udbygge og nuancerere den forskningsbaserede viden om samspillet mellem bolig og velfærd. Der er afsat 25 mio. kr. til etablering og drift over de næste fem år (2004-2009)

Projektområde 1 - Boligønsker og boligformer
Projektområde 2 - Boligmarked og Boligøkonomi (Housing market and Housing economy)
Projektområde 3 - Boligpolitik
Andre projekter

2. a Udviklingen på boligmarkedet for forskellige befolkningsgrupper. Projektleder, lektor Jørgen Elm Larsen, Sociologisk Institut, KU

2. b Udvikling af økonomisk teori for det danske boligmarked (Development of economic theory for the Danish housing market)


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Det Digitale Byggeri (Digital Construction)

Realdania og Erhvervs- og Byggestyrelsen har i fællesskab iværksat projektet ”Det Digitale Byggeri” for at styrke IT-anvendelsen i dansk byggeri og dermed øge kvaliteten og produktiviteten på byggeområdet. Realdania støtter projektet med 10 mio. kr. Læs mere på www.detdigitalebyggeri.dk


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Database med ejendomsstatistik (Improved Real Estate Statistics )
Ejendomsforeningen Danmark opbygger ny database med ejendomsstatistik. Realdania støtter med 1 mio. kr. 2004-06

University of Southern Denmark - Department of Business & Economics
Development of economic theory for the Danish housing market

Projektleder, lektor Morten Skak, Institut for Virksomhedsledelse og Økonomi, Syddansk Universitet

Indholds- og arbejdsbeskrivelse
Med baggrund i økonomisk litteratur om boligmarkedet gennemføres en analyse af boligmarkedet med udgangspunkt i forhold, der især adskiller boligmarkedet fra et traditionelt fuldkommen konkurrence marked. Der vil især blive fokuseret på markedsimperfektioner som udbudsbegrensninger, eksterne effekter, kapitalrestriktioner, høje transaktionsomkostninger samt asymmetric information mellem køber og sælger, søgeomkostninger mv.
...  http://www.bovel.dk/indhold.php?ID=44&lang=da

Projektet er opdelt i fire faser:
1) Litteraturstudier: Gennemgang af økonomisk teori om boligmarkedet. (2005)

Personale
Lektor Morten Skak er som projektleder ansvarlig for projektets gennemførsel.
Lektor Niels Nannerup og Jørgen Lauridsen deltager i projektet.
Herudover indgår en Ph.d.-studerende i projektet. Det forventes, at den Ph.d.-studerende bidrager med en indsats, der er acceptabel i forhold til godkendelse af en universitær Ph.d.-afhandling.

Roskilde University - Centre for Landscape Research

Selected literature references, Günther Tress gunther@tress.cc


Erik Stubkjær, est@land.aau.dk, 2006-11-09; Available also at http://www.plan.aau.dk/~est/Konferencer/KIITO2006/KIITO_RealEstateResearch2006.html