REAL ESTATE EDUCATION ON THE CROSSROAD. CAN WE MEET THE MARKET DEMAND

Why I take a word?

- Historically know-how, nothing to do, but the Soviet era was a real school
- Completed higher education
- Enough experience and practice from public service (1997-2004)
- Academically practice from the year 2000, subjects like Real estate appraisal (Bch+MSc), Construction economics, Project management and Assessment of buildings technical conditions

22.11.2015

Kaarel Sahk
Real estate education on the crossroad. Can we meet the market demand
Why I take a word? Vol2

- Supervision of Bch works MSc thesis
- Participation in International evaluation of construction and geomatics at home university
- Current practice and experience through professional bodies
  - Estonian Society of Real Estate Appraiser, also Professional real estate appraiser
  - Charted civil engineer
  - State authorized court expert
  - Member of RICS, ARES, AI, ASCE, etc.

22.11.2015

Kaarel Sahk
Real estate education on the crossroad. Can we meet the market demand
According the seminar themes on my worktable is a book from Kluwer Academic Publishers “Real Estate Education throughout the world: Past, present and future” edited by honored Karl-Werner Schulte.

But also on my worktable there is a book “Ethic in real estate” edited Stephen Roulac, printed by the same publisher.

Also, during my different academically lectures I always speak about Mr. Roulac about whom in my memory is a sentence, not a fresh one „Stephen Roulac had been involved in real estate more than 40 years“

Now is evidential that to speak after Stephen Roulac is actually very difficult, might say impossible…
I missed some last ERES annual meetings.

Also – I missed some last ERES educational seminars, about what I am sorry.

But it all make me a little bit rusty.

And of course my excuses to organizers while I promised to think about a paper as well, so as the amount of literature, different papers and journals turn out amazingly huge.
During the last two decades, the built environment had changed dramatically. The modifications...

The directions and trends from the built environment that include magic signification are for instance lean construction, BIM, IPD and 6D dimension as well....

The different decrees of EC or resolutions of EU are treating not only the construction side of built environment but mostly, first of all after the last financial crisis and its founded depression, the financial management of built environment.

According the market needs, is evidential that trough LLL paradigm on the one hand and professional requirements on the other hand, the essential....
Shakespeare in his well-known "Henry IV" already mentioned it:

“When we mean to build,
We first survey the plot,
then draw the model;
And when we see the figure of the house
Then must we rate the cost of the erection;
Which if we find outweighs ability,
What do we then
but draw anew the model In fewer offices,
or at last desist
To build at all”
One fundamental approach of the question is about how we specify the area and how we cover it with analyze of educational situation.

In this case is interesting to use the diversification of Emerald, that is drawn down according different scientific journals.

From the named, the place of analyze is „built environment“ as a part, a portion of overall higher education as a space, that also under some circumstances, should be an object of analyze and research – here rise an aspect of multidisciplinary.
Once again is necessary to return to the roots
In spite the different justice systems and laws the fundamental approach is similar
The real estate is a piece of land with essential parts of it like buildings, forest etc.
Real Property is a listed real estate that involve the description of real estate and also the different listed rights that are also a subject of Real Estate Register (Right to build, servitudes etc.)
This is a playground

Real estate education on the crossroad. Can we meet the market demand.
The historically timeline

Real Estate Education throughout the world: Past, present and future

REAL ESTATE EDUCATION IN THE BALTIC STATES (The Estonian experience. A comprehensive study)

Influence of USSR 1991<
The II Independency >1991
Bologna declaration 1999>
Membership of EU 01.05.2004>

Decree of Government (2005): “Conformity of professional qualifications of former USSR…

Occupational qualification act (2002; 2008)

Kaarel Sahk
Real estate education on the crossroad. Can we meet the market demand
1. Organization of higher education as a mirror of economy and International influences
2. The problem of small state and small society
3. Possibilities and trends of development all in one
4. Representational to all Baltic states?
5. Similar to the situation in NIS states?
6. Lens of the some other future trends
Integrated approach of sustainability

Growth of technical and detailed complexity

Adapte: Brandon & Lombardi “Evaluating sustainable development”

22.11.2015

Kaarel Sahk

Real estate education on the crossroad. Can we meet the market demand
Current situation

Higher education (Legal act of Higher Education & Higher education standards)

- Technical university
- Life science university
- Art academy
- Classical university
- Technical college
- Humanitarian college

A lack of technical equipment, machinery, laboratories and bases for practice

22.11.2015

Kaarel Sahk

Real estate education on the crossroad. Can we meet the market demand
Influences of EU

- Bologna declaration, signed in 1999, including 46 states (e.g. all EU member states) – The Magna Carta
- EU basic freedoms of free movement of goods, capital, services and people
  - Higher education as good and service – threats and opportunities
  - Higher education as an export/import of capital and people
Influences of EU Vol2


- Integrated higher education for architects, civil engineers
  - Technical degree (MSc of engineering)
  - Bch (3 year)+MSc (year) education for real estate planning, land management...
  - Technical degree
Influences of EU Vol2

and of course 19/21

Kaarel Sahk
Real estate education on the crossroad. Can we meet the market demand
4 ORIGINS OF CHANGES

Political

Legal

APPLIED ENVIRONMENT of EDUCATION

Economical

Technological

22.11.2015

Real estate education on the crossroad. Can we meet the market demand

Kaarel Sahk
Market side view: hopes and needs

- **Built up of 6D environment**
  - 3D dimension model of buildings and structures and their basic components, indeed rotating 360°
  - 4D dimension will add the time horizon
  - 5D dimension based project will add the cost of construction works, also costs of the maintenance and management; also the cost of design, development and utilization are included
  - 6D will add the cost of all lifecycle
Some statements

- Is the 6D or border?
- Are the 6D=6Ω?
- Rafael Sachs Meeli Linnik (2015), – the story is about culture
- The X-generation, the Y-generation and the Z-generation, what`s next generation and what will he bring to us?
Some new acronyms and their interpretations in context of education

- Lean construction v.s lean education
- BIM v.s EIM (education information modelling)
- IPD v.s IED (education information modelling)
- 6Ω of real estate nature v.s 6Ω of higher education
- Sustainability v.s sustainable education

Education is mentioned hereby as built environment higher education
Market based inputs and outcomes

Organizational needs
- Job requirements
- E-learning opportunities
- Specific problems

Higher education

Competiveness
- Better skills
- Higher motivation
- Organizational performance
Question is: Where is PhD education?

5 years higher education (II level) + Professional experience + authorization by profession awardee of professional education and/or certification awardee + referred data = desired & excepted result
Who are involved in?

- User
- Owner
- Customer
- Designer
- Manager
- Supervisor
- Builder
- Other market participants

Kaarel Sahk
Real estate education on the crossroad. Can we meet the market demand
What is what-milestones

- Inter-disciplinarity - involves the combining of two or more academic disciplines into one activity (e.g., a research project) – subject based if I am correct – subject level

- Multi-disciplinarity curriculum involves a lot of roots and applications of different disciplines that makes it something like multitasking (David Alvargonzalez(2011) Multidisciplinarity, Interdisciplinarity, Transdisciplinarity, and the Sciences) – curriculum level

- Trans-disciplinarity - Involves the interaction among two or more different disciplines and occurs at the interface between disciplines. This may range from the sharing of ideas to full integration of concepts, methodology, procedures, theory, terminology, data, organization of research and training (NSERC, 2004) (Choi, C.K. Bernard, et.al.(2006) Multidisciplinarity, Interdisciplinarity and transdisciplinarity in health research, services, education and policy: 1. Definitions, objectives, and evidence of effectiveness) – relationship between different curricula, science areas etc.
Malpezzi, S, Wachter, S, “The Role of Speculation in Real Estate Cycles”,
http://www.bus.wisc.edu/wcre/paper.asp 15.05.06


Jean Tardieu: If the wall exists then what is behind it?
Tom Stoppard Utopia, part I, „Shipwreck“

What is wrong on this picture? (sister of Alexander Herzen)
What is hurting you Mr Higher education?

It is not SBS, but we must care!

Kaarel Sahk
Real estate education on the crossroad. Can we meet the market demand
Thank you for your attention!

For further contacts:
Mr Kaarel Sahk
Rural Construction Department
Institute of Forestry and Rural Engineering
Estonian University of Life Sciences,
Kreutzwaldi 5, Tartu 51014
ESTONIA
Email: kaarel.sahk@emu.ee