

Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

Personal information	
Name	Deanne Muisers
Student number	4653955

Studio		
Name / Theme	Real Estate Management (MBE)	
Main mentor	Ellen Geurts	Real Estate Management
Second mentor	Harry van der Heijden	Housing systems
Argumentation of choice of the studio	During the other semesters during which the courses of the MBE track are to be taken, I noticed I had a special interest in housing and finances. Therefore, I was looking to combine these two topics during my graduation research. Housing is a very current topic in the Netherlands with the shortage which makes it even more interesting, practical and useful.	

Graduation project	
Title of the graduation project	Alternatives for first-time buyers. A study on alternative purchase instruments that could increase the accessibility of first-time buyers to the Dutch housing market.
Goal	
Location:	The Netherlands
The posed problem,	The low accessibility of first-time buyers to the Dutch owner-occupied housing market despite all the alternative purchase instruments that are offered by various organizations that should increase this accessibility.
research questions and	<p>MRQ: What limits the alternative purchase instruments in the Netherlands to increase the accessibility of first-time buyers to the Dutch housing market?</p> <p>RQ1: What are the characteristics of first-time buyers in the Netherlands?</p> <p>RQ2: What limits the accessibility of first-time buyers to the Dutch housing market?</p>

	<p>RQ3: What are the barriers and enablers of alternative purchase instruments in the Netherlands in providing access to the housing market for first-time buyers?</p> <p>RQ4: How do alternative purchase instruments function in the rest of North-Western Europe?</p> <p>RQ5: Which factors of the currently active alternative purchase instruments in the Netherlands could be adjusted to increase the accessibility of first-time buyers to the housing market?</p>
<p>design assignment in which these result.</p>	<p>A descriptive analysis of the factors that limit the applicability to increase the accessibility of first-time buyers to the Dutch housing market of five alternative purchase instruments in the Netherlands.</p>
<p>Process</p>	
<p>Method description</p>	
<p>The first part of the study is done through literature study and document analysis on the characteristics of first-time buyers in the Netherlands, the limitations that they experience which decrease their accessibility to the market, and the characteristics of the five different alternative purchase instruments studied in this research. Additionally, research literature is used to analyze alternative purchase instruments used in the rest of North-Western Europe.</p> <p>During the second part of the study, semi-structured interviews are conducted to identify characteristics of the purchase instruments that couldn't be identified through literature research and document analysis. Besides, these interviews provide the perspective of all involved stakeholders of each purchase instrument, and ideas about adjustments of the instruments are gathered from practice.</p> <p>To synthesize these results, a confrontation matrix presenting the enablers and barriers regarding increasing accessibility of first-time buyers is being developed of each studied purchase instrument. Based on these confrontation matrixes and inspiration retrieved from the literature study on instruments used abroad, adjustments to existing or potentially new instruments that could increase the accessibility of first-time buyers to the market are being formulated</p>	
<p>Literature and general practical preference</p>	

First, a background literature review is being produced to provide the necessary background information regarding context, definitions of relevant concepts, and the problem statement.

Secondly, the characteristics of "first-time buyers in the Netherlands" are being defined as well as the limitations they experience on the Dutch owner-occupied housing market. Additionally, alternative purchase instruments used in the rest of North-Western Europe are being analyzed.

Thirdly, interviews are being conducted with all stakeholders involved in the studies alternative purchase instruments to gain the necessary information from all the perspectives, as well as ideas about barriers, enablers and potential adjustments.

Reflection

1. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?

This thesis is being written from the perspective of the master track MBE. This study evolves around the management of housing and the accessibility to housing. Currently, the shortage of houses is a big problem in the Netherlands. This decreases the accessibility to the owner-occupied housing market, especially for first-time buyers.

2. What is the relevance of your graduation work in the larger social, professional and scientific framework.

Societal relevance

First-time buyers are experiencing more and more difficulties on the Dutch housing market. The housing shortage and increasing house prices make an owner-occupied house less and less accessible (Conijn & Van Son, 2021). However, the accessibility of first-time buyers to the housing market is of great importance to the functioning of the housing market (Stichting Economisch Instituut voor de Bouw, 2021). Even though this could also be accomplished by entering the rental market, entering the owner-occupied market has several beneficial effects. An owner-occupied house gives households the opportunity to build equity capital (Boelhouwer & Schiffer, 2019). This built up equity could eventually be involved in the arrangement of one's pension and care, which is of great societal and economic significance. The accessibility of first-time buyers increases the advancement on the housing market. Advancement onto the owner-occupied housing market results in the availability of (regulated) rental homes. Because of the current lack of movement on the housing market, the accessibility rate to the Dutch housing market has decreased by thirty percent (Dijkhof et al., 2022). In addition, access to the owner-occupied housing market provides a prosperity advantage to young households, which is taken away with limited movement on the housing market (Stichting Economisch Instituut voor de Bouw, 2021). The owner-occupied housing market being inaccessible limits the saving possibilities for these households because of the increasing rent, which makes the housing market even less accessible, creating an prosperity gap (Dijkhof et al., 2022). This research seeks for a way to increase that accessibility for first-time buyers.

Academic relevance

Several studies have researched the current and changing position of first-time buyers on the Dutch housing market. Some have studied how the application of alternative purchase instruments could have the potential to change this position of the first-time buyers. However, minimal research has been conducted on the barriers and enablers that this variety of alternative purchase instruments carry with them. Additionally, a newly developed alternative purchase instrument (KoopSmarter) is also taken into account in this study. This instrument has not yet been put into practice which also limits the knowledge about this instrument. Identifying the barriers and enablers of these alternative purchase instruments, and evaluating alternative instruments in the rest of North-Western Europe could stimulate further research in the improvement of existing or development of new alternative purchase instruments that have more influence in increasing the accessibility of first-time buyers to the Dutch housing market.