

## BUILDING PLACES AND SPACES

Property  
developer

Thanks to sky-rocketing property prices and TV shows like Property Ladder, careers in property developing have never been more popular. Essentially, property developers buy land or buildings as cheaply as they can and then find ways to get the most possible value out of them before selling them on. That might mean breathing new life into old houses, converting derelict industrial buildings into gleaming new homes or offices, or buying and building on vacant land. You can get into the development business through the professional route, by training as a surveyor, architect or town planner. Or you can start in the building trade and learn on the job.

**Degree needed**

There is no standard route into this profession, but many developers will train as building surveyors. Other people move into property development from disciplines such as architecture and town planning. Still others start out in building trades and move up the ladder, setting up their own business and learning from experience.

Degree courses in property development cover issues such as construction technology, law, land surveying, economics, health and safety, refurbishment and building as an investment.

**Good courses**

The following courses are among many accredited by the Royal Institution of Chartered Surveyors (RICS):

- BSc Hons Planning and Property Development (Nottingham Trent University)
- BSc Hons Investment and Finance in Property (University of Reading)
- MSc Real Estate Management (Oxford Brookes University)
- BSc Hons Property Development (Sheffield Hallam University)



Max Bentham at work  
Development assistant, Urban Splash



ask:  
what if?

Your career - our future

**Facts and figures****Starting salary**

Beginners' salaries average about £22,000.

**Working hours**

Generally 9am to 5pm, Monday to Friday.

**Days holiday per year**

Usually 25.

**Skills and experience**

Property developers need negotiating skills to agree deals with landowners and planners.

**Would suit**

This profession would suit someone with an interest in the development and redevelopment of property, who can communicate well and who can juggle a variety of tasks.

**Likely employer types**

- Small independent business
- Medium-sized commercial developers
- Multinational development and engineering companies
- Many developers are self-employed

**How many jobs available?**

This depends on the state of the economy and the property market.

**Number of people employed in this field**

No national figures are available.



Meet the expert  
Max Bentham,  
Urban Splash

Visit [AskWhatIf.co.uk](http://AskWhatIf.co.uk) to watch video diaries and get opinions from other real people doing real jobs.

**Did you know?**

The commercial property industry is a significant part of the UK economy. It is six times larger than the agriculture sector, more than twice the size of the oil industry and larger than each of the banking, leisure, transport and communications sectors.

**More information**

- The British Property Federation works to promote the interest of all those who own and invest in property in the UK [www.bpf.org.uk](http://www.bpf.org.uk)
- The Royal Institution of Chartered Surveyors includes information on property development as well as links to accredited courses [www.rics.org.uk](http://www.rics.org.uk)
- The Association of Building Engineers is a professional body for those specialising in the technology of building [www.abe.org.uk](http://www.abe.org.uk)
- The Chartered Institute of Building offers advice on all aspects of the building profession and training at [www.ciob.org.uk](http://www.ciob.org.uk)
- The Construction Industry Council offers careers and learning advice [www.cic.org.uk](http://www.cic.org.uk)

"Working with the community, trying to provide the places to live and work that they want - that's what's great about being a property developer. I just love my job."

Some careers are more than just a job... Find out more at [AskWhatIf.co.uk](http://AskWhatIf.co.uk)