

Review

Leveraging Smart City Technologies for Enhanced Real Estate Development: An Integrative Review

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Highlights:

What are the main findings?

- Smart technologies are mature enough to leave academic shelves and be utilized in the practical field;
- A total of 131 added values were captured from the investigated technologies, such as site selection using GIS;
- Smart technologies have the highest add values at the operation sub-phase;
- There are no other sufficient alternatives for real estate developers than utilizing smart technologies in real estate development; more smart real estate must be developed in the near future;
- City management and municipalities have a significant role in activating smart technologies and their added values, transitioning cities and real estate into smarter ones.

What is the implication of the main finding?

- City management should invest in big data and geodata, develop a smart infrastructure, activate automated building permits, and create a digital twin for the city.
- Real estate developers should focus on GIS, BIM, Big Data, and AI, significantly impacting the acquisition and conception phases by using GIS for site selection, BIM for design, Big Data for market analysis, and AI for predictive analytics.



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Abstract: This study aims to identify the added value of smart city technologies in real estate development, one of the most significant factors that would transform traditional real estate into smart ones. In total, 16 technologies utilized at both levels have been investigated. The research followed an integrative review methodology; the review is based on 168 publications. The compiled results based on metadata analysis displayed the state of each technology's added values and usage in both scales. A total of 131 added values were identified. These added values were categorized based on the real estate life cycle sub-phases and processes. Moreover, the value of the integration between these technologies was revealed. The review and results proved that these technologies are mature enough for practical use; therefore, real estate developers, city management, planners, and experts should focus on implementing them. City management should invest in Big Data and geodata and adopt several technologies based on the aspects required for development. This study can influence stakeholders, enhance their decision-making on which technology would suit their needs, and provide recommendations on who to utilize them. Also, it provides a starting point for stakeholders who aim to establish a road map for incorporating smart technologies in future smart real estate.

Smart Buildings And Technology Enhanced Real Estate Volume 1

Christian G. Meyer



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Table of Contents Smart Buildings And Technology Enhanced Real Estate Volume 1

1. Understanding the eBook Smart Buildings And Technology Enhanced Real Estate Volume 1
 - The Rise of Digital Reading Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Advantages of eBooks Over Traditional Books
2. Identifying Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Smart Buildings And Technology Enhanced Real Estate Volume 1
 - User-Friendly Interface
4. Exploring eBook Recommendations from Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Personalized Recommendations
 - Smart Buildings And Technology Enhanced Real Estate Volume 1 User Reviews and Ratings
 - Smart Buildings And Technology Enhanced Real Estate Volume 1 and Bestseller Lists
5. Accessing Smart Buildings And Technology Enhanced Real Estate Volume 1 Free and Paid eBooks
 - Smart Buildings And Technology Enhanced Real Estate Volume 1 Public Domain eBooks
 - Smart Buildings And Technology Enhanced Real Estate Volume 1 eBook Subscription Services
 - Smart Buildings And Technology Enhanced Real Estate Volume 1 Budget-Friendly Options
6. Navigating Smart Buildings And Technology Enhanced Real Estate Volume 1 eBook Formats

- ePub, PDF, MOBI, and More
 - Smart Buildings And Technology Enhanced Real Estate Volume 1 Compatibility with Devices
 - Smart Buildings And Technology Enhanced Real Estate Volume 1 Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Highlighting and Note-Taking Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Interactive Elements Smart Buildings And Technology Enhanced Real Estate Volume 1
 8. Staying Engaged with Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Smart Buildings And Technology Enhanced Real Estate Volume 1
 9. Balancing eBooks and Physical Books Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Smart Buildings And Technology Enhanced Real Estate Volume 1
 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
 11. Cultivating a Reading Routine Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Setting Reading Goals Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Carving Out Dedicated Reading Time
 12. Sourcing Reliable Information of Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Fact-Checking eBook Content of Smart Buildings And Technology Enhanced Real Estate Volume 1
 - Distinguishing Credible Sources
 13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
 14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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