



Bodrum,
m: +90.541.387 06 37
ozcan_muhammet@yahoo.com

Muhammet Özcan **Architect (MA, BA Arch)**

Employment

Jan 2023 – Present

Kali Concept Mimarlık, *Managing Director*

August 2022 – December 2022

Helis Yapı, *Project Manager*.

March 2022 – August 2022

Sankurt A.Ş., *Regional Coordinator*

Oct 2017 – March 2022

Aksoy Holding, *Project Development Manager*.

March 2015 – May 2017

Rönesans, *Project Coordinator*.

May 2012 – March 2015

Rönesans, *Development and Projects Manager*.

April 2011 – May 2012

Dekar DK , *Deputy Project Manager*.

September 2008 – April 2011

Intercon Contractors Group, *Design Office Chief*.

November 2007 – September 2008

Rönesans, *Project Architect*.

March 2007 – November 2007

Rönesans, *Design Office Architect*.

Jan 2003 – March 2007

Place Architecture, *Architect*.

Professional

Fluent in spoken and written English,

Intermediate level in German and Russian

Excellent MS Office, Autocad, Photoshop, Sketch up

Certification and Membership

TMMOB-Chamber of Architects - 61880

Russian Language Certification, Third Level, Dilmer

ZDAF German Certification, Grund Stufe, Goethe Institut

Education

Graduated from University of Lincoln, Department of Architecture, Environmental Design 2006, (MA)

Graduated from University of Lincoln, Department of Architecture, 2003, (BA Architecture)

Career Summary

Muhammet is an architect and project coordinator who has had the opportunity to work in various fields of architecture from site supervision, to design development and to investment, project management and business development. With over fifteen years of experience, he has a broad understanding of the discipline and its diversity and, is capable of coordinating the vast range of information required from the very beginning where plot selection is made to the very end that is turn-key handover, commissioning and marketing.

Muhammet has worked on retail and office developments, residential, educational and master planning projects in various countries.

Muhammet is currently employed as Managing Director by Kali Concept, a construction company in Bodrum region specialized on handling turn key residential and hospitality sector contracts.

Experience

In chronological order

AKSOY HOLDİNG

Project Manager

Oct 2017 – Mar 2022

Founded in 1978, Aksoy Holding operates in three sectors; Oil & Energy, Tourism & Real Estate, and International Trade.

Tourism & Real Estate is the second core sector of Aksoy Holding. The group which owns the Conrad Istanbul Bosphorus Istanbul's largest 5+ star hotel, operated by Hilton, is engaged in a range of real estate investments through subsidiaries Aksoy Bodrum Real Estate Investments (Epique Island), Aksoy Maslak Real Estate Investments (Aksoy Plaza), and Aksoy Petrol Real Estate Investments.

As only Project Manager of the Real Estate Directorate, Muhammet was responsible for all works both on and off site.

Projects Muhammet has been involved in are listed below:

Epique Island – Residential Phase, Bodrum

Under Construction, to be completed by 2019

Total GBA: 75'000 sqm

Epique Island – Marina & Hotel Phase, Bodrum

Development Phase, to be completed by 2021

Total GBA: 60'000 sqm

Concept and Design Development

Epique Island – Marina & Hotel Phase

- Preparation of feasibility studies.
- Designer and consultant selection.
- Preparation of design brief and coordination of disciplines
- Coordination of project through, concept design, schematic design, Planning permit and working drawings
- Ensure accordance of project schedule and budget with initial targets

Correspondence with Local Authorities

Epique Island – Marina & Hotel Phase, Epique Island – Residential Phase

- Ensure accordance of all projects with local authorities and regulations.
- Planning approvals / Building Permit
- Occupancy Permit
- Correspondence with ÇŞB

Construction Management

Epique Island – Residential Phase

- Ensure contractor capability compliance with design guidelines.
- Coordination of Site Management.
- Coordination of Contractors.
- Lead tender processes.
- Coordination of documentation (MoM, checklist, Material approvals, Methodology etc.).
- Quality control on site
- Value engineering
- Provide hand over approval once project guideline criteria have been met.

Sale Negotiations

Epique Island – Residential Phase

- Project opening and briefing of clients and consultants.
- Tenant design review and approval in respect to regulations and design guidelines.
- Chair Kick-Off meetings.
- Coordination between customers design representative and project consultants.

Business Development and Additional Responsibilities

- Preparation of feasibility studies for various lands and real estate purchases,
- Initial concept massing.
- Renovation Works for aging assets.
- Structuring future asset management protocols

Experience

In chronological order

RÖNESANS - RGY

2017

*Project Coordinator /
Development and Projects Manager*

Having completed more than 500 projects in a total area of 15 million square meters, Rönesans is amongst the top 40 ENR listed companies. Rönesans Real Estate Investment (RGY) is the commercial real estate development and investment company of the Rönesans Group.

As part of a core team responsible of office, retail and mix use developments, and reporting directly to the CEO, Muhammet undertook various roles to fulfill needs regarding but not limited to; Concept and Design Development, Correspondence with Local Authorities, Contractor Management, Leasing and tenant negotiations, Business development

Projects Muhammet has been involved in are listed below:

Mecidiyeköy Office Project, Istanbul

Completed and operational since 2013
Total GBA: 25'000 sqm

Küçükyalı Office Project, Istanbul

Completed and operational since 2014
Total GBA: 100'000 sqm

Rönesans Tower (Currently Allianz Tower), Istanbul

Completed and operational since 2015
Total GBA: 90'000 sqm

Maltepe Mixed-Use Development, Istanbul

Under Construction, to be completed by 2017
Total Office GLA: 270'000 sqm

Ataşehir Office Development, Istanbul

Terminated,
Total GBA: 100'000 sqm

Konak Mix-use Development, İzmir

Terminated,
Total GBA: 300'000 sqm

Antalya Kozzy Shopping Mall, Antalya

Development Phase, to be completed by 2019
Total GBA: 100'000 sqm

Concept and Design Development

*Küçükyalı Ofis Project, Rönesans Tower, Ataşehir Office Development,
Konak Mix-use Development, Antalya Kozzy Shopping Mall*

- Preparation of feasibility studies.
- Designer and consultant selection.
- Preparation of design brief and coordination of disciplines
- Coordination of project through, concept design, schematic design, Planning permit and working drawings
- Ensure accordance of project schedule and budget with initial targets

May 2012 – May

Correspondence with Local Authorities

Küçükyalı Office Project, Rönesans Tower, Antalya Kozzy Shopping Mall

- Ensure accordance of all projects with local authorities and regulations.
- Negotiations with Fire Department, making applications and getting approvals
- Planning approvals / Building Permit
- Occupancy Permit
- Correspondence with Vakıflar Genel Müdürlüğü and ÇŞB

Contractor Management

Mecidiyeköy Office Project, Küçükyalı Ofis Project, Rönesans Tower, Maltepe Mixed-Use Development

- Ensure contractor capability compliance with design guidelines.
- Coordination between Site Management and Consultants / Designers.
- Organize and lead weekly site visits and meetings to confirm construction / design compliance.
- Coordination of documentation (MoM, checklist, Material approvals, Methodology etc.).
- Periodically quality control on site
- Provide hand over approval once project guideline criteria have been met.

Leasing and Tennant Negotiations

Mecidiyeköy Office Project, Küçükyalı Ofis Project, Rönesans Tower

- Project opening and briefing of tenant's consultants.
- Tenant design review and approval in respect to regulations and design guidelines.
- Chair Kick-Off meetings.
- Coordination between tenant's design representative and project consultants.
- Organize and lead weekly site visits and meetings to confirm construction / design compliance.

Business Development

- Preparation of feasibility studies for various lands and real estate purchases,
- Initial concept massing.
- Taking part of a team for valuation and acquisition of Ballast Nedam in Netherlands.
- Valuation of assets of Ballast Nedam
- Investigation of property sector of Toronto, Canada for office developments, real estate acquisitions
- Prepare purchase biddings for properties in Toronto, Canada

Experience

In chronological order

DEKAR DK

2012

Deputy Project Manager

April 2011 – May

Dekar DK is Real Estate Developer in private residential sector in Turkey. Company is specialized in delivering high quality luxury homes.

Muhammet has taken part in the company on Asmalı Evler project in Bahçeşehir, İstanbul. He acted as Deputy Project Manager of the project, responsible for design process, contractor management and quality control on site.

Projects Muhammet has been involved in are listed below:

Asmalı Evler Bahçeşehir, İstanbul

Completed and operational since 2013
200 Units

Design Process

- Ensuring that proper coordination and integrity is maintained within and throughout design and construction
- Chairing and coordinating regular meetings with project and contractor teams,
- Producing on site solutions for design issues

Contractor Management and quality control on site

- Contractor assignments
- Value engineering
- Cost control.
- On-site supervision,
- Quality control

INTERCON

*Design Office Chief /
Site Manager*

Sep 2008 – April 2011

Intercon Contractors Group is founded in 2004 in Russia. Company successfully completed numerous projects in different categories, specifically industrial, commercial and fit-out projects.

Muhammet was specifically employed in leading a team of designers and engineers as a Design Office Chief for Daimler / Mercedes Benz After Sales Centre and Office Development Project. Last 6 months of the construction, He acted as Site Manager and responsible for Coordination between Site, Design Teams and Client, managing design teams, completing as-built drawings, finishing details, material submissions, quantity scheduling and quality control on site

Projects Muhammet has been involved in are listed below:

Mercedes Benz ASC 2 , Moscow , Russian Federation
Completed and operational since 2011
15'000 sqm

- Completion of design development.
- Completion of detailed design.
- Preparation of detailed construction drawings.
- Initial budget estimation.
- Preparation of BOQ and material specifications.
- Tender preparation, tender and award.
- Cost Control
- On site supervision
- Quality Control

RÖNESANS - RGY

2008

Project Architect

November 2007 – September

Muhammet worked as a coordination architect between design teams, project sites and company administration on large scale retail developments in and out of Turkey. Abroad projects included developments in Russia and CIS countries. Tennant coordination for lease agreements are managed at all levels.

Projects Muhammet has been involved in are listed below:

Istanbul Optimum Shopping Mall, İstanbul
Completed and operational since 2008
Total GBA: 100'000 sqm

Istanbul Kozzy Shopping Mall, İstanbul
Completed and operational since 2010
Total GBA: 30'000 sqm

Aura Shopping Mall, Novosibirsk, Russian Federation
Completed and operational since 2011
Total GBA: 165'000 sqm

- Preparation of design brief and coordination of disciplines
- Coordination of project through, concept design, schematic design, Planning permit and working drawings
- Project opening and briefing of tenant's consultants.
- Tenant design review and approval in respect to regulations and design guidelines.
- Coordination between tenant's design representative and project consultants.

Experience

In chronological order

RÖNESANS – RC Russia

Design Office *Architect*

March 2007 – November 2007

Worked as Design Office Architect. Duties included; Co-ordination between site office and design teams, Site supervision, preparation of constructional drawings and finishing details, Quantity scheduling and sub-contractor management

- Working on conceptual strategies.
- Analyzing of social and economic development opportunities.
- Designing from conceptual to working drawings.
- Preparation of finishing details.
- Correspondence with local authorities.
- Preparing presentations.

Projects Muhammet has been involved in are listed below:

Green Plaza, Perm, Russian Federation

Completed and operational since 2010

45'000 sqm

Karpinskaya Housing, Perm, Russian Federation

Terminated, 32'000 sqm

- Completion of design development.
 - Completion of detailed design.
 - Preparation of detailed construction drawings.
 - On site supervision
 - Quality Control
-

PLACE ARCHITECTURE

2007

Architect

Jan 2003 – March

Place Architecture has over thirty years of successful care, education and retail projects for both public and private sector clients; from master planning and urban regeneration projects to detailed design and procurement of individual buildings. It is based in Lincoln, United Kingdom.

Muhammet started working in PLACE as a part-time architect during his educational years in UK. After graduation he has employed on full time basis. He has gained experiences by working on various residential, educational and master planning projects.

Projects Muhammet has been involved in are listed below:

Lincoln City Centre Master Plan, Lincoln, UK

Completed and presented on 2004

Horbling School, Lincoln, UK

Completed on 2005, 3'000 sqm

Aura Soma, Highfield Farm, Lincoln, UK

Completed on 2007, 1800 sqm

Sustainability Centre, Nottingham, UK

Competition on 2004, 2000 sqm

