

GOVERNANCE AND RISK MANAGEMENT FOR REAL ESTATE PROJECTS



GENTEX[®]
TRAINING CENTER



Introduction

Governance and Risk Management for Real Estate Projects Training Course prepares developers, project leaders, and advisors to control real estate projects through strong governance and disciplined risk management. Participants work through real estate project governance structures and accountability, project risk management with ISO 31000 and risk registers, development risk: market, feasibility, and financial, construction, contractor, and delivery risk, and regulatory, compliance, and stakeholder governance as one connected discipline. The programme joins the approval authority a developer holds with the risk discipline that keeps a project deliverable, funded, and lawful. As a result, learners gain a practical command of governance and risk in real estate development. Furthermore, the course strengthens governance judgement, risk discipline, and project control.

Governance and Risk Management for Real Estate Projects Course Objectives

- Explain real estate project governance structures and accountability lines.
- Apply governance frameworks, decision rights, and approval gates.
- Apply project risk management to ISO 31000 principles and processes.
- Build and maintain a project risk register with owners and actions.
- Apply feasibility appraisal, sensitivity analysis, and viability testing.
- Apply market, demand, and pricing risk assessment methods.
- Apply construction, contractor, and delivery risk controls.
- Apply regulatory, permitting, and compliance governance.
- Apply stakeholder mapping and investor and community engagement.
- Apply risk monitoring, KPIs, reporting, and lessons-learned practice.

Course Methodology



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- Interactive sessions built on real estate development cases.
- Workshops on risk registers, feasibility appraisal, and approval gates.
- Group exercises on sensitivity analysis and contractor risk controls.
- Hands-on practice with risk matrices, control plans, and dashboards.
- Simulation of an investment committee and a project risk review.
- Facilitator coaching and peer review on project governance plans.

Who Should Take This Course

- Real estate developers and project directors.
- Project managers in property and construction.
- Risk officers and governance professionals.
- Investment, feasibility, and finance analysts.
- Contract, procurement, and compliance staff.
- Consultants and advisors to development projects.

Governance and Risk Management for Real Estate Projects Course Outlines

Day 1: Real Estate Project Governance and Accountability

- Governance structures for development projects and SPVs.
- Board, investment committee, and delegated authority models.
- Decision rights and stage-gate approval frameworks.
- Policy framework: mandate, approvals, thresholds, and registers.



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- Roles, independence, and the three lines model in projects.
- Governance failures in development projects and warning signs.
- Case discussion: a project approved without challenge or evidence.

Day 2: Project Risk Management Frameworks

- Risk management principles and process to ISO 31000.
- Risk identification for real estate: workshops and checklists.
- Likelihood-impact assessment and risk scoring.
- Building and maintaining a project risk register.
- Inherent versus residual risk and risk owners.
- Risk appetite, tolerance, and escalation thresholds.
- Workshop: building a risk register for a development project.

Day 3: Feasibility, Market, and Financial Risk

- Feasibility appraisal: land, cost, revenue, and returns.
- Sensitivity analysis and scenario testing (best, base, worst).
- Market, demand, absorption, and pricing risk.
- Funding, interest rate, and cash flow risk assessment.
- Currency, inflation, and cost escalation exposure.
- Exit strategy, phasing, and sales risk management.
- Exercise: stress-testing a project's feasibility model.

Day 4: Construction, Contractor, and Delivery Risk

- Construction risk: design, cost, time, and quality.
- Contractor selection, capability, and performance risk.



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- Contract types and risk allocation: fixed price and cost-plus.
- Delay, variation, and claims management controls.
- Bonds, guarantees, insurance, and retention practice.
- Health, safety, and environmental risk controls.
- Simulation: responding to a delivery setback and claim.

Day 5: Regulatory, Compliance, and Stakeholder Governance

- Permitting, licensing, and regulatory approval governance.
- Zoning, land use, and title and ownership verification.
- Anti-money laundering and know-your-customer in property.
- Stakeholder mapping: investors, authorities, and communities.
- ESG, sustainability, and community impact considerations.
- Risk monitoring, KPIs, dashboards, and reporting.
- Capstone: presenting a project governance and risk framework.

Conclusion

By successfully completing Governance and Risk Management for Real Estate Projects, participants will gain a practical command of real estate project governance structures and accountability, project risk management to ISO 31000 with risk registers, feasibility, market and financial risk appraisal, construction, contractor and delivery risk control, and regulatory, compliance and stakeholder governance. They will acquire skills in real estate project governance design, project risk assessment and register management, feasibility and financial risk appraisal, and construction, regulatory and stakeholder risk control that hold up under scrutiny. Gentex Training Center designs the programme to help professionals govern development projects with confidence.





FAQs for the Governance and Risk Management for Real Estate Projects course

Q1 What is the "Governance and Risk Management for Real Estate Projects" course about?

It prepares developers, project leaders, and advisors to control real estate projects through strong governance and disciplined risk management. The course spans project governance structures and accountability, project risk management frameworks, feasibility, market and financial risk, construction, contractor and delivery risk, and regulatory, compliance and stakeholder governance.

Q2 What are the key benefits of the "Governance and Risk Management for Real Estate Projects" course?

You gain a practical command of governance and risk in real estate development that joins the approval authority a developer holds with the risk discipline that keeps a project deliverable, funded, and lawful. The course improves approval gates and decision rights, strengthens risk registers and appetite practice, deepens feasibility stress testing and contractor risk control, and sharpens permitting and stakeholder governance.

Q3 What skills will I gain from the "Governance and Risk Management for Real Estate Projects" course?

You will develop four core skills: real estate project governance design, project risk assessment and register management, feasibility and financial risk appraisal, and construction, regulatory, and stakeholder risk control.



Q4 What tools, methods, or standards are covered in the "Governance and Risk Management for Real Estate Projects" course?

The course covers governance structures for development projects and SPVs, board, investment committee and delegated authority models, decision rights and stage-gate approval frameworks, mandate, approvals, thresholds and registers in the policy framework, roles, independence and the three lines model in projects, risk management principles and process to ISO 31000, risk identification workshops and checklists, likelihood-impact assessment and risk scoring, project risk registers, inherent versus residual risk and risk owners, risk appetite, tolerance and escalation thresholds, feasibility appraisal across land, cost, revenue and returns, sensitivity analysis and scenario testing, market, demand, absorption and pricing risk, funding, interest rate and cash flow risk, currency, inflation and cost escalation exposure, exit strategy, phasing and sales risk, construction risk across design, cost, time and quality, contractor selection, capability and performance risk, contract types and risk allocation including fixed price and cost-plus, delay, variation and claims management controls, bonds, guarantees, insurance and retention practice, health, safety and environmental risk controls, permitting, licensing and regulatory approval governance, zoning, land use and title and ownership verification, anti-money laundering and know-your-customer in property, stakeholder mapping for investors, authorities and communities, ESG, sustainability and community impact considerations, and risk monitoring, KPIs, dashboards and reporting.



Q5 How is the "Governance and Risk Management for Real Estate Projects" course applied in real-world practice?

Participants apply it to real work such as building a risk register for a development project, stress-testing a project's feasibility model, designing approval gates and decision rights, running an investment committee review, responding to a delivery setback and claim, verifying title and permitting requirements, and presenting a project governance and risk framework. The same methods support portfolio risk reporting and lessons-learned reviews.