

Inside One of the World's Largest Real Estate Owners: How Lean BIM Transformed Their Project Delivery

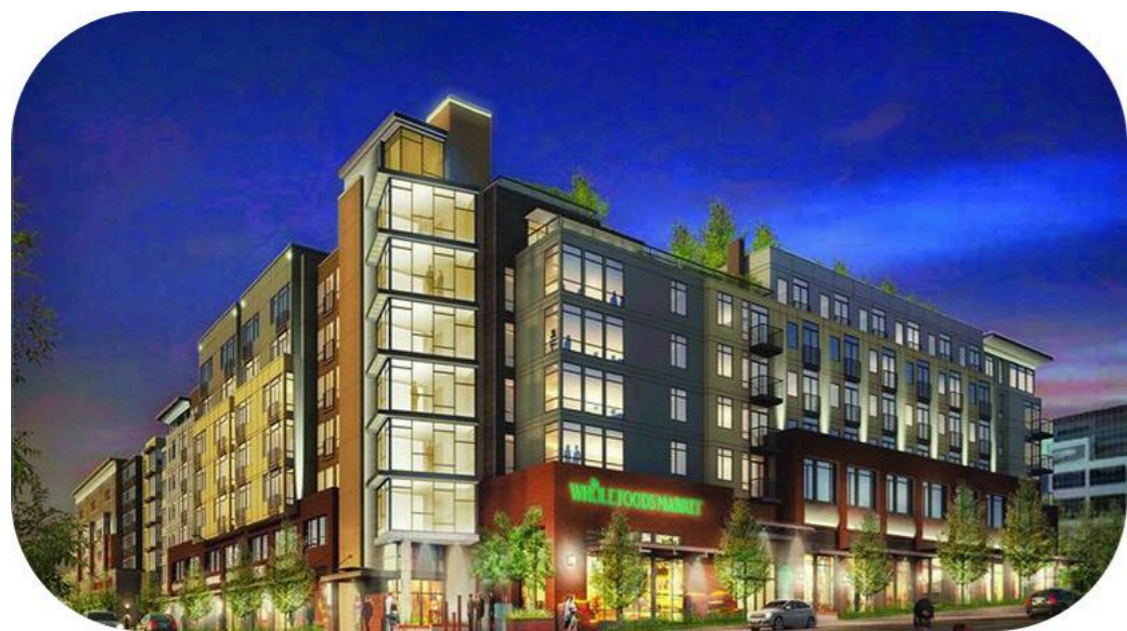
Implementing BIM with precision across design, construction, and long-term operations—on a \$130M residential project.



THE CLIENT

This case study features **one of the world's largest real estate developers** - a vertically integrated organization that not only builds but also operates and maintains its own properties over the long term. With a portfolio of high-value residential developments and a **dedicated in-house team of over 800 operations and maintenance professionals**, this organization places a strong emphasis on long-term performance, resident experience, and construction quality.

For this **\$130 million apartment project**, the team **adopted a Lean BIM management** approach - testing it alongside a similar project using traditional BIM processes. Their goal was clear: reduce rework, improve coordination, and ensure a smoother handover to the operations team that would manage the building for decades to come.



Results: **-16.5%** time saving
53% fewer clashes

Improvements Stats

- ✓ **53% fewer clashes** compared to the control project. Also 98% of detailed constructability issues solved vs only 31% on the control project.
- ✓ The Plannerly process prompted critical **cross-company conversations to occur months before** they would have caused problems when the team would be under extra pressure.
- ✓ BIM meets Lean! Using our smaller batches approach, teams can dial in the element sequence with **mutually agreed system handoffs** at the optimum time.
- ✓ Eliminating the rework allowed teams to spend more time on the outputs. The result was a significantly **higher trust in model deliverables**.
- ✓ 2 month saving with a **higher quality output**. Teams focussed on the right BIM at the right BIM time for the right BIM reasons.
- ✓ With an optimized plan, teams worked on the right things for the right reasons - this provided smoother **more effective use of resources resulting in much happier BIM teams!**
- ✓ Compared to previous BIM projects, the team planned a **clearer BIM scope per stage**. All team members had detailed information on what they were responsible for and when.
- ✓ Every team member can have **secure access** to the latest BIM Execution Plans, Scopes and Contracts and also review 3D model progress.

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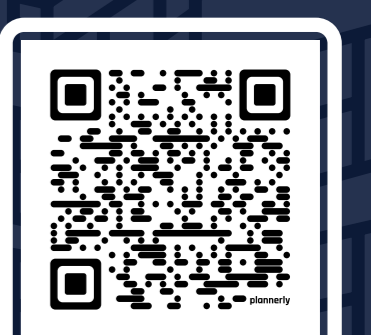
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