Hüray Özkul

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CONSULTING

Owner's Representative · Development Consultant



27+ years of experience

7 countries

$3B+ project value

156,000 m² largest terminal

CONFIDENTIALITY AND INDEPENDENCE

- Mutual NDA before any document is shared
- Never advising both owner and contractor on the same project
- No information from former employers is ever used
- Documents returned or deleted within 30 days of completion

CONTACT

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Based in Istanbul · Online and on site

hurayozkul.com
Services, case studies and free tools

Deliver your project on budget and on schedule.

I am an architect turned project manager. Over 27 years I have led hotel, airport, mixed-use, healthcare and monumental projects on the contractor side in seven countries. Today I work as an independent owner's representative and development consultant. Because I know both sides of the contract, I can show owners and contractors alike where the other side will stand.

BSc Architecture, Yıldız Technical University (1998) · Turkish, English, French

CONSULTING SERVICES

P1 **Bid Review**
5 working days

P2 **Cash & Bond Plan**
2 weeks

P3 **Contract Health Check**
1 week + monthly

P4 **Project Profitability Diagnosis**
2 weeks

P5 **Package Strategy**
2–3 weeks

P6 **First 90 Days Set-up**
90 days

P7 **Handover Plan**
From one third of the programme

P8 **Owner's Representation**
Monthly

P9 **Board Desk**
Quarterly

Every service has a fixed duration, defined deliverables and a success measure. Work is fixed-fee, confirmed in writing once scope is clear.

SELECTED PROJECTS

Tbilisi Marriott Spa, Wellness & Golf Club
Georgia · 2019–2024

Project Manager · 54,000 m² · 176 rooms · $100M

Ashgabat International Airport
Turkmenistan · 2014–2016

Finishing Works Manager · 156,000 m² · $2.5B

VIP Villa Complex
Azerbaijan · 2024–2026

Project-based consultant · 30,000 m² · $100M

Çiftçi Towers
Istanbul · 2016–2019

44-storey twin towers · 125,000 m² · $120M

Presidential Mausoleum and Mosque Complex
Gabon · 2014

Fit-out Supervisor · 1,000,000 LTI-free hours · $75M

American Hospital
Istanbul · 2001–2003

Vehbi Koç Foundation · 70,000 m² · $150M

WHO IT IS FOR

Owner / investor
Protecting budget, opening date and brand standards

- Owner's representation and payment verification
- Contract health check
- First 90 days set-up and handover plan

Contractor / subcontractor
Profitable bids, healthy cash and no lost entitlements

- Bid review and a realistic margin
- Cash and bond plan
- VO / EOT tracking and profitability diagnosis

HOW WE WORK

1
3 risks in 48 hours
Free, under NDA. The 3 riskiest items on one written page.

2
Pilot or diagnosis
A narrow, fixed-fee first job.

3
Fix
Online or on site, with your team.

4
Sustain
Monthly audit or owner's representation.