

UČNI NAČRT PREDMETA / COURSE SYLLABUS

Predmet: Alternativne oblike bivanja za starejše ljudi
Course title: Alternative forms of housing for the elderly

Študijski program in stopnja Study programme and level	Študijska smer Study field	Letnik Academic year	Semester Semester
Pravo in management nepremičnin – 2. stopnja		1/2	1/2
Real Estate Law and Management – 2nd degree		1/2	1/2

Vrsta predmeta / Course type

izbirni / Elective

Univerzitetna koda predmeta / University course code:

Predavanja Lectures	Seminar Seminar	Sem. vaje Tutorial	Lab. vaje Laboratory work	Teren. vaje Field work	Samost. delo Individ. work	ECTS
30	0	0	0	0	120	6

Nosilec predmeta / Lecturer:

izr. prof. dr. Boštjan Kerbler / Boštjan Kerbler, PhD, Associate Professor

**Jeziki /
Languages:**

**Predavanja
Lectures:**

/ Slovenski jezik/ Slovenian
Angleški jezik/English

Vaje / Tutorial:

Pogoji za vključitev v delo oz. za opravljanje študijskih obveznosti:

Prerequisites:

Vpis v študijski program.

Enrollment in the study programme.

Udeležba na predavanjih je obvezna (vsaj 80-odstotna prisotnost).

Attendance at lectures is mandatory (at least 80%).

Vsebina:

Content (Syllabus outline):

Izhodišče

Za zahodno družbo je značilno, da se vse bolj stara. Staranje prebivalstva je tako problematično, da je to postala pomembna politična tema ter vse večji izziv za vlade razvitih držav, saj se vse bolj soočajo s povečevanjem finančnih potreb za zagotavljanje ustrezne stanovanjske oskrbe in storitev za starejše. Vse bolj namreč prevladuje spoznanje, da problema v prihodnje ne bo mogoče reševati le z do sedaj uporabljanimi modeli, ampak bo treba razviti nove rešitve in vpeljati drugačne, alternativne oblike stanovanjske oskrbe in storitev za starejše, ki bodo učinkovitejše kot obstoječe in finančno manj zahtevne, hkrati pa bodo upoštevale želje in preference starejših ljudi. Vendar pa staranje prebivalstva zaradi tega ne sme predstavljati problem razvite družbe, temveč izziv, ki sicer zahteva prilagajanje bivalnih okolij in storitev, a hkrati ponuja možnosti za razvoj novih podjetij in produktov ter s tem novih delovnih mest na različnih področjih, med drugim tudi na področju prava in managementa nepremičnin, in še posebej v Sloveniji. Z vidika naraščanja deleža starejših v družbi in njihove stanovanjske oskrbe je v Sloveniji še posebej zaskrbljujoče to, da smo do sedaj razvijali predvsem institucionalno obliko stanovanjske oskrbe za starejše, ki je med vsemi oblikami stanovanjske oskrbe najdražja. Po drugi strani pa je za Slovenijo značilna visoka lastniška zasedenost stanovanj, lastništvo pa se s starostjo celo povečuje.

Vsebina

- značilnosti staranja prebivalstva v razvitih družbah, še posebej v Sloveniji, in posledice tega procesa, predvsem z vidika stanovanjske oskrbe in storitev za starejše,
- vloga in pomen stanovanja in bivalnega okolja v poznejšem obdobju človekovega življenja,
- strateške usmeritve in politike glede

Premise

Western society is characterized by increasing aging. The problem of population aging is so severe that it has become an important political topic because countries are facing increased financial needs to provide appropriate housing and services for the elderly. An awareness is increasing that this problem cannot be solved with models used to date; instead, it will be necessary to develop new solutions and introduce different, alternative forms of housing and services for the elderly that are more effective than existing ones and less financially demanding but also take into consideration the wishes and preferences of the elderly. Population aging, however, should not represent a problem of developed society, but a challenge that requires adaptation of living environments and services, and also offers opportunities for the development of new businesses and products, thus creating new jobs in various fields, including law and real estate management, especially in Slovenia. With regard to providing housing for the increasing share of the elderly in Slovenia, it is especially alarming that Slovenia has so far primarily developed institutional housing for the elderly, which is the most expensive among all forms of housing. On the other hand, Slovenia has a high level of home owners, and ownership even increases with age.

Content

- Characteristics of population aging in developed countries and especially in Slovenia, and the consequences of this process, especially from the viewpoint of housing provision and services for the elderly;
- The role and importance of housing and the living environment in old age;
- Strategic orientations and policies concerning housing and care for the elderly in selected countries and Slovenia;

bivanja in oskrbe starejših v izbranih državah in v Sloveniji,

- bivalne razmere ter stanje glede stanovanjske oskrbe starejšega prebivalstva in zagotavljanja storitev za potrebe starejših v Sloveniji,
- alternativne oblike stanovanjske oskrbe za starejše, ki so uveljavljene v tujini,
- primeri dobrih praks podpornih storitev za potrebe starejših v ožjem in širšem bivalnem okolju, ki se izvajajo v svetu,
- alternativne oblike stanovanjske oskrbe in storitev za starejše, ki bi potencialno lahko ustrezale potrebam, željam in navadam starejših ljudi v Sloveniji ter odnos do njih,
- problemi in omejitve implementacije potencialnih alternativnih oblike stanovanjske oskrbe in storitev za starejše v Sloveniji ter možnosti za odpravo teh omejitev.

- Living conditions and the state of housing and service provision for the elderly in Slovenia;
- Alternative forms of housing provision for the elderly established outside Slovenia;
- Best-practice examples of support services for the needs of the elderly in their immediate and wider living environment that are being carried out around the globe;
- Alternative forms of housing provision and services for the elderly that may meet the needs, desires, and habits of the elderly in Slovenia, and the attitude towards them;
- Problems and limitations for implementing potential alternative forms of housing provision and services for the elderly in Slovenia, and options for removing these limitations.

Temeljni literatura in viri / Readings:

- Sendi, R., Černič Mali, B., Jakoš, A., Filipović, M. (2003): *Stanovanjske potrebe upokojencev in drugih starejših oseb*. Ljubljana.
- Grdiša, R. (2010): *Priročnik za načrtovanje sodobnih oblik bivanja starih ljudi*. Ljubljana.
- Mandič, S., Filipović Hrast, M. (ur./eds.) (2011): *Blaginja pod pritiski demografskih sprememb*. Ljubljana.
- Ramovš, J. (ur./ed.) (2013): *Staranje v Sloveniji*. Ljubljana.
- Vertot, N. (ur./ed.) (2010): *Starejše prebivalstvo v Sloveniji*. Ljubljana.
- Hlebec, V. (ur./ed.) (2009): *Starejši ljudje v družbi sprememb*. Maribor.
- Mandič, S., Cirman A. (ur./eds.) (2006): *Stanovanje v Sloveniji 2005*. Ljubljana.
- Ministrstvo za okolje in prostor (2015): *Nacionalni stanovanjski program 2015–2025*. Ljubljana.
- Urad za makroanalize in razvoj (2016): *Demografske spremembe ter njihove ekonomske in socialne posledice*. Ljubljana.
- Kerbler, B. (2011): Alternativne oblike bivanja za starejše/Alternative forms of housing for the elderly. *Geografski obzornik /Geographical Horizon*, 58(3): 13–19.
- Peace, S. M, Holland, C., Kellaher, L. (2006). *Environment and identity in later life*. New York.
- Clough, R., Leamy, M., Miller, V., Bright L. (2004): *Housing decisions in later life*. New York, Palgrave Macmillan.
- Abramsson, M., Andersson, E. (2016): Changing Preferences with Ageing – Housing Choices and Housing Plans of Older People. *Housing, Theory and Society*, 33(2): 217–241.

- Pope, N. D., Kang, B. (2010): Residential relocation in later life: A comparison of proactive and reactive moves. *Journal of Housing For the Elderly*, 24(2): 193–207.
- National Association of Area Agencies on Aging (2015): *Housing options for older adults*. Washington, DC.
- United Nations (2002): *Madrid international plan of action on ageing*. New York.

Cilji in kompetence:

- poznavanje alternativnih oblik stanovanjske oskrbe in storitev za starejše, ki so učinkovitejše kot obstoječe in finančno manj zahtevne, hkrati pa upoštevajo želje in preference starejših ljudi,
- zavedanje o priložnostih, ki jih ponuja proces staranja prebivalstva, in prepoznavanje možnosti za razvoj novih podjetij in produktov ter s tem novih delovnih mest,
- prepoznavanje ovir in orientiranje k iskanju rešitev za implementacijo alternativnih oblik stanovanjske oskrbe in storitev za starejše.

Objectives and competences:

- Being familiar with alternative forms of housing provision and services for the elderly that are more efficient and cost-effective than current ones, while taking into account the desires and preferences of the elderly;
- Being aware of the opportunities offered by population aging and recognizing opportunities for developing new businesses and products, and thus generating new jobs;
- Recognizing obstacles and developing a tendency to find solutions for implementing alternative forms of housing provision and services for the elderly.

Predvideni študijski rezultati:

- pridobiti znanje in razumevanje o značilnostih staranja prebivalstva in posledicah tega procesa predvsem z vidika stanovanjske oskrbe in storitev za starejše,
- pridobiti znanje in razumevanje o vlogi in pomenu stanovanja in bivalnega okolja v poznejšem obdobju človekovega življenja,
- pridobiti znanje in razumevanje o strateških usmeritvah in politikah glede bivanja in oskrbe starejših ljudi,
- pridobiti celosten vpogled v bivalne razmere ter stanje glede stanovanjske oskrbe starejšega prebivalstva in zagotavljanja storitev za potrebe starejših v Sloveniji,
- pridobiti poglobljeno pregledno znanje o različnih alternativnih možnostih

Intended learning outcomes:

- Knowing and understanding the characteristics of population aging and the consequences of this process, especially from the viewpoint of housing provision and services for the elderly.
- Knowing and understanding the role and importance of housing and the living environment in people's old age.
- Knowing and understanding the strategic orientations and policies concerning housing and care for the elderly;
- Obtaining comprehensive insight into the living conditions and the state of housing and service provision for the elderly in Slovenia;
- Developing detailed and comprehensive knowledge of the various alternative options for housing provision and best-

stanovanjske oskrbe in dobrih praksah podpornih storitev za starejše,

- pridobiti znanje in razumevanje o preferencah starejših ljudi v Sloveniji glede alternativnih oblik stanovanjske oskrbe in storitev za starejše,
- pridobiti znanje in razumevanje o problemih in omejitvah implementacije potencialnih alternativnih oblik stanovanjske oskrbe in storitev za starejše v Sloveniji ter možnosti za odpravo teh omejitev.

practice examples of support services for the elderly;

- Knowing and understanding the preferences of the Slovenian elderly regarding alternative forms of housing provision and services for the elderly;
- Knowing and understanding the problems and limitations for implementing potential alternative forms of housing provision and services for the elderly in Slovenia, and options for doing away with these limitations.

Metode poučevanja in učenja:

- predavanje,
- diskusija,
- reševanje problemov, iskanje ustreznih rešitev,
- študij primerov,
- terensko delo,
- priprava seminarske naloge,
- predstavitev seminarske naloge,
- e-učenje.

Learning and teaching methods:

- Lectures;
- Discussion;
- Solving problems, finding appropriate solutions;
- Case studies;
- Fieldwork;
- Writing a term paper
- Term paper presentation,
- E-learning.

Delež (v %) /
Weight (in %)

Načini ocenjevanja:

Na podlagi pridobljenega znanja bo vsak študent opravil terensko analizo na izbranem geografskem območju, v okviru katere bo ugotovil, kakšne so preference starejših glede stanovanjske oskrbe in storitev, in katera alternativna bivalna okolja (stanovanjske oblike in storitve) za starejše bi na izbranem geografskem območju ustrezala potrebam, željam in navadam starejših ljudi. Svoje delo bo predstavil v pisni obliki kot seminarsko nalogo.

75 %

Assessment:

Based on what they have learned in class, students carry out a field analysis in a selected geographical area to determine the preferences of the elderly regarding housing provision and services, and the alternative living environments (housing forms and services) that would meet the needs, desires, and preferences of the elderly in the selected geographical area. They present their work in the form of a term paper.

<p>Študent bo pripravil tudi »power point« predstavitev/zagovor pred drugimi študenti. Delo in zagovor morata vsebovati: predstavitev in problemski/strokovni okvir, metode, analizo, rezultate, predlagane rešitve za implementacijo ustreznih alternativnih oblik stanovanjske oskrbe in storitev, vključno z navedbo možnosti za (nove) zaposlitve diplomantov/magistrov oziroma doktorjev študija prava in managementa nepremičnin v okviru tega.</p>	<p>25 %</p>	<p>Students also prepare a PowerPoint presentation for their class. The term paper and the class presentation must include the following: a presentation of the issue and the problem/expert framework, methods, analysis, results, proposed solutions for implementing suitable alternative forms of housing provision and services, including a description of opportunities for (new) jobs for individuals holding a bachelor's or master's degree or a PhD in real estate law and management.</p>
<p>Ocenjena bo kakovost izvedbe raziskave ter izvirnost in ustreznost predlaganih rešitev ter predstavitev raziskave.</p>		<p>The course instructor grades the quality of the research performed and the suitability of proposed solutions as well as class presentation.</p>

Reference nosilca / Lecturer's references:

Boštjan Kerbler je redno zaposlen na Urbanističnem inštitutu Republike Slovenije. V okviru svojega raziskovalnega dela se ukvarja s problematiko bivalnih okolij za starejše ljudi ter z drugimi demografskimi in stanovanjskimi študijami, predvsem z vidika staranja prebivalstva ter z dostopnostjo grajenega okolja, informacij in komunikacij za invalide in druge funkcionalno ovirane osebe.

Reference (vezane na predmet):

- Filipovič Hrast, Maša; Sendi, Richard; Kerbler, Boštjan (2020): Housing choices of older people: staying or moving in the case of high care needs. *Sustainability*, 12(7), 2888.
- Filipovič Hrast, M., Sendi, R., Hlebec, V., Kerbler, B. (2018): Moving house and housing preferences in older age in Slovenia. *Housing theory and society*, 36(1): 76–91.
- Sendi, R., Filipovič Hrast, M., Kerbler, B., (2019): Asset-based welfare: is housing equity release a viable option for pensioners in Slovenia. *Journal of European Social Policy*, 29(4): 577–589.
- Kerbler, B. (2018): Using information and communication technology in home care for the elderly. V: Mollaoglu, M. (ur.): *Caregiving and home care*, str./pp. 203–228. InTechOpen, Web of Science Core Collection.
- Kerbler, B. (2012): Aging at home with the help of information and communication technologies. *Acta geographica Slovenica*, 52(1): 165–188.
- Kerbler, B., Sendi, R., Filipovič Hrast, M. (2017): Odnos starejših ljudi do doma in domačega bivalnega okolja. *Urbani izziv*, 28(2): 18–31.
- Kerbler, B. (2014): An innovative built environment form for dwellings for the elderly. *METU Journal of the Faculty of Architecture*, 31(1): 119–137.
- Kerbler, B. (2013): Attitudes of the elderly towards remote home care. *Dela*, 39: 87–106.

- Kerbler, B. (2014): Housing for the elderly in Slovenia: Analysis of the most common forms. *Theoretical and Empirical Researches in Urban Management*, 9(2): 87–103.
- Kerbler, B. (2015): Population aging in Slovenia: A spatial perspective. *Acta geographica Slovenica*, 55(2): 303–317.
- Kerbler, B. (2011): Adapting the built living environment for the needs of older people. *Geodetski vestnik*, 55(1): 57–69.

Boštjan Kerbler is a full-time employee at the Urban Planning Institute of the Republic of Slovenia. His research focuses on the living environments of the elderly, and other demographic and housing studies, especially from the perspective of the aging of the population, issues connected with the accessibility of the built environment, and information and communications for the disabled and other functionally impaired persons.

References (related to the course):

- Filipovič Hrast, M., Sendi, R., Hlebec, V., Kerbler, B. (2018): Moving house and housing preferences in older age in Slovenia. *Housing theory and society*, 36(1): 76–91.
- Sendi, R., Filipovič Hrast, M., Kerbler, B., (2018): Asset-based welfare: is housing equity release a viable option for pensioners in Slovenia. *Journal of European Social Policy*. Published online: 14 November 2018: 1–13.
- Kerbler, B. (2018): Using information and communication technology in home care for the elderly. V: Mollaoglu, M. (ur.): *Caregiving and home care*, str./pp. 203–228. InTechOpen, Web of Science Core Collection.
- Kerbler, B. (2012): Aging at home with the help of information and communication technologies. *Acta geographica Slovenica*, 52(1): 165–188.
- Kerbler, B., Sendi, R., Filipovič Hrast, M. (2017): Odnos starejših ljudi do dóma in domačega bivalnega okolja. *Urbani izziv*, 28(2): 18–31.
- Kerbler, B. (2014): An innovative built environment form for dwellings for the elderly. *METU Journal of the Faculty of Architecture*, 31(1): 119–137.
- Kerbler, B. (2013): Attitudes of the elderly towards remote home care. *Dela*, 39: 87–106.
- Kerbler, B. (2014): Housing for the elderly in Slovenia: Analysis of the most common forms. *Theoretical and Empirical Researches in Urban Management*, 9(2): 87–103.
- Kerbler, B. (2015): Population aging in Slovenia: A spatial perspective. *Acta geographica Slovenica*, 55(2): 303–317.
- Kerbler, B. (2011): Adapting the built living environment for the needs of older people. *Geodetski vestnik*, 55(1): 57–69.