UČNI NAČRT PREDMETA / COURSE SYLLABUS

Predmet:	**Stanovanjska preskrba**
Course title:	**Housing provision**

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

Vrsta predmeta / Course type:	Obvezni/Mandatory
Koda predmeta /Course code:	

Predavanja Lectures	Seminar Seminar	Vaje Tutorial	Druge oblike študija Other type study	Samost. delo Individual work	ECTS
35	0	25	0	85	6

Nosilec predmeta / Lecturer:	prof. dr. Boštjan Kerbler / Boštjan Kerbler, PhD, Professor
Jeziki/Languages: Predavanja / Lectures:	Slovenski jezik / Slovenian
Seminar / Seminar:	

Pogoji za vključitev v delo oz. za opravljanje študijskih obveznosti:	**Prerequisites:**
/	/

Vsebina:

Stanovanjska preskrba je temeljna sestavina družbene blaginje in trajnostnega prostorskega razvoja, saj povezuje vprašanja družbene pravičnosti, dostopnosti stanovanj, kakovosti bivanja, tržnih mehanizmov, prostorskega načrtovanja ter javnih politik. V različnih delih sveta se uveljavljajo različni modeli stanovanjskih politik, ki odražajo kulturne, gospodarske in politične razlike med državami. Evropske prakse poudarjajo pomen sodelovanja med državo, trgom in družbo, medtem ko slovenski sistem razkriva vpliv zgodovinskih razmer, privatizacije in regionalnih razlik na dostopnost stanovanj. Stanovanjska preskrba je zato hkrati družbeni, gospodarski in prostorski pojav, katerega razumevanje omogoča vpogled v povezave med politiko, trgom in potrebami prebivalcev ter iskanje poti do bolj vključujočih in trajnostnih stanovanjskih rešitev.
Predmet »Stanovanjska preskrba« na dodiplomski ravni študija obravnava temeljna področja, povezana s stanovanjsko politiko,

Content (Syllabus outline):

Housing provision is a fundamental component of social welfare and sustainable spatial development, as it connects issues of social justice, housing accessibility, quality of life, market mechanisms, spatial planning, and public policies. Different models of housing policies are implemented in various parts of the world, reflecting cultural, economic, and political differences between countries. European practices emphasize the importance of cooperation among the state, the market, and civil society, while the Slovenian system reveals the influence of historical conditions, privatization, and regional differences on housing accessibility. Housing provision is therefore simultaneously a social, economic, and spatial phenomenon, the understanding of which provides insight into the connections between politics, the market, and the needs of residents, and informs the search for more inclusive and sustainable housing solutions.

dostopnostjo stanovanj, kakovostjo bivanja ter družbenimi, ekonomskimi in prostorskimi vidiki zagotavljanja stanovanj. Vsebina predmeta vključuje pregled teoretičnih osnov stanovanjske preskrbe, mednarodnih modelov stanovanjskih politik ter globalnih trendov, ki oblikujejo vlogo države, trga in civilne družbe pri urejanju stanovanjske preskrbe. Poseben poudarek je namenjen evropskim stanovanjskim politika in dobrim praksam ter razvoju in izzivom stanovanjske preskrbe v Sloveniji. Predmet obravnava tudi dostopnost stanovanj za različne družbene skupine ter javno mnenje in preference prebivalcev glede stanovanjske preskrbe. Predmet omogoča razumevanje stanovanjske preskrbe kot kompleksnega sistema, ki povezuje javne politike in družbene potrebe, z namenom iskanja trajnostnih, vključujočih stanovanjskih rešitev.	The subject "Housing Provision" at the undergraduate level addresses fundamental areas related to housing policy, housing accessibility, quality of life, and the social, economic, and spatial aspects of housing provision. The course content includes an overview of the theoretical foundations of housing provision, international housing policy models, and global trends shaping the role of the state, the market, and civil society in regulating housing provision. Special emphasis is placed on European housing policies and good practices, as well as on the development and challenges of housing provision in Slovenia. The course also addresses housing accessibility for different social groups and public opinion and preferences of residents regarding housing provision. Overall, the course enables an understanding of housing provision as a complex system connecting public policies and social needs, with the aim of finding sustainable and inclusive housing solutions.

Temeljna literatura in viri / Readings:

Obvezna / Compulsory:

1. Hafner-Fink, M., Kerbler, B. (ur.) (2025). Stanovanjska oskrba v Sloveniji 2024. Ljubljana: Fakulteta za družbene vede.
2. Sendi, R. (ur.) (2007). Stanovanjska reforma: pričakovanja, potrebe, realizacija. Ljubljana: Urbanistični inštitut Republike Slovenije.
3. Kerbler, B. et al. (2025). Sinteza ključnih dinamik in trendov na stanovanjskem področju za pripravo nacionalnega stanovanjskega programa 2026–2036. Ljubljana, Urbanistični inštitut Republike Slovenije.
4. OECD (2024). Housing market challenges and policy options in Slovenia. OECD Publishing.
5. Egner, B., Krapp, M.-C., Vaché, M., Schulze, K., & Thomas, S. (2022). Housing policies in the European Union. Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR).
6. Ball, M. (2016). Housing provision in 21st century Europe. Habitat International, 54(Part 3), str. 182–188.

Priporočena / Recommended:

1. Balchin, P. (Ed.). (1996). Housing policy in Europe. London: Routledge.
2. Gurran, N., & Bramley, G. (2017). Urban planning and the housing market: International perspectives for policy and practice. Springer.

Cilji in kompetence:	**Objectives and competences:**
Študentje bodo razvili **splošne kompetence**: • sposobnost uporabe pridobljenega znanja o stanovanjski preskrbi v praksi, pri načrtovanju in oblikovanju stanovanjskih politik; • sposobnost samostojnega študijskega in raziskovalnega dela ob mentorstvu;	Students will develop the following **general competences**: • ability to apply the acquired knowledge about housing provision in practice, in planning and designing housing policies; • ability to conduct independent study and research work under mentorship; • organizational skills for planning and implementing analytical and project tasks in the field of housing provision;

• organizacijske spretnosti za načrtovanje in izvajanje analitičnih ter projektnih nalog na področju stanovanjske preskrbe; • sposobnost uporabe raziskovalnih metod za analizo stanovanjske preskrbe, vključno s kvantitativnimi in kvalitativnimi pristopi; • sposobnost kritičnega razmišljanja in vodenja projektov za iskanje rešitev pri problemih stanovanjske preskrbe; • sposobnost učinkovite komunikacije s strokovnjaki, odločevalci in lokalnimi skupnostmi pri reševanju stanovanjskih vprašanj.	• ability to use research methods for analyzing housing provision, including quantitative and qualitative approaches; • ability to think critically and lead projects to find solutions to housing provision problems; • ability to communicate effectively with experts, decision-makers, and local communities in solving housing issues.
Študentje bodo razvili **predmetno-specifične kompetence**: • razumevanje pomena stanovanja kot osnovne človekove potrebe in družbene pravice; • poznavanje osnovnih pojmov stanovanjske preskrbe; • razumevanje globalnih trendov in različnih modelov stanovanjskih politik ter njihovega vpliva na stanovanjsko preskrbo; • poznavanje razlike med socialnimi in tržnimi modeli stanovanjske preskrbe ter njihovega vpliva na dostopnost stanovanj; • poznavanje evropskih stanovanjskih politik, smernic in dobrih praks ter razumevanje njihovega vpliva na stanovanjsko preskrbo v različnih evropskih državah; • sposobnost analize razvoja in izzivov stanovanjske preskrbe v Sloveniji; • razumevanje družbene dimenzije stanovanjske preskrbe in vloge države pri zmanjševanju neenakosti. • sposobnost analize javnega mnenja, bivanjskih preferenc prebivalcev Slovenije ter novih oblik bivanja (sobivanje, najemniške zadruge in medgeneracijska stanovanja idr.); • sposobnost povezovanja empiričnih ugotovitev z dejanskimi trendi in politikami ter razumevanja preferenc prebivalcev in možnih smeri razvoja stanovanjske preskrbe.	Students will develop the following **course-specific competences:** • understanding the importance of housing as a basic human need and social right; • knowledge of the basic concepts of housing provision; • understanding global trends and different models of housing policies and their impact on housing provision; • knowledge of the difference between social and market models of housing provision and their impact on housing accessibility; • knowledge of European housing policies, guidelines, and good practices, and understanding their impact on housing provision in different European countries; • ability to analyze the development and challenges of housing provision in Slovenia; • understanding the social dimension of housing provision and the role of the state in reducing inequality; • ability to analyze public opinion, housing preferences of the population of Slovenia, and new forms of housing (co-housing, tenant cooperatives, and intergenerational housing, etc.); • ability to connect empirical findings with actual trends and policies, and to understand residents' preferences and possible directions for the development of housing provision.

Predvideni študijski rezultati: **Znanje in razumevanje:**	**Intended learning outcomes:** **Knowledge and understanding:**
Študent bo: • sposoben razumeti ključne koncepte stanovanjske preskrbe; • zmožen analizirati in primerjati različne modele politik stanovanjske preskrbe; • zmožen pojasniti stanje in izzive stanovanjske preskrbe v Sloveniji;	**Students will:** • be able to understands the key concepts of housing provision; • be able to analyze and compare different models of housing provision policies; • be able to explain the state and challenges of housing provision in Slovenia;

• sposoben predlagati izboljšave politik in ukrepov za povečanje dostopnosti stanovanj in kakovosti bivanja. • zmožen kritične refleksije, poglobljenega abstraktnega razmišljanja in sinteze novih kompleksnih idej v zvezi s stanovanjsko preskrbo, • usposobljen za avtonomno iskanje odgovorov na abstraktna in najbolj kompleksna vprašanja v znanosti na področju stanovanjske preskrbe.	• be able to propose improvements to policies and measures to increase housing accessibility and quality of life; • have the ability of critical reflection, in-depth abstract thinking, and the synthesis of new complex ideas related to housing provision; • be qualified for the autonomous search for answers to abstract and highly complex scientific questions in the field of housing provision.

Metode poučevanja in učenja:	**Learning and teaching methods:**
Oblike dela: ☒ Frontalna oblika poučevanja ☒ Delo v manjših skupinah oz. individualno ☒ Samostojno delo študentov ☐ Študij s pomočjo IKT tehnologij ☐ drugo (vpišite) _____ **Metode (načini) dela:** ☒ Razlaga ☒ Razgovor/ diskusija/debata ☐ Delo z besedilom ☒ Proučevanje primerov raziskav ☐ Igra vlog ☐ Druge vrste nastopov študentov ☒ Reševanje nalog/vaje ☐ Študijski obiski podjetij ipd.) ☒ Vključevanje gostov iz prakse ☐ Udeležba na okrogli mizi, na konferenci	**Types of learning/teaching:** ☒ Frontal teaching ☒ Work in smaller groups or individual work ☒ Independent students work ☐ Study with the help of ICT technologies ☐ other _____ **Teaching methods:** ☒ Explanation ☒ Conversation/discussion/debate ☐ Work with texts ☒ Research case studies ☐ Role-play ☐ Different presentation ☒ Solving exercises/study exercises ☐ Field work (e.g. company visits) ☒ Inviting guests from companies ☐ Attending round table and conference

Načini ocenjevanja: **Način (pisni izpit, ustno izpraševanje, naloge, projekt)**	**Teža (v %) /** **Weight (in %)**	**Assessment:** **Type (examination, oral, coursework, project)**
Končni pisni izpit	**100**	Final examination (written)

Reference nosilca / Lecture's references:

Kerbler, B., et al. (2025). Stanje na stanovanjskem področju za namene priprave nacionalnega stanovanjskega programa 2026–2036. Ljubljana: Urbanistični inštitut Republike Slovenije.
Kerbler, B., et al. (2025). Trendi na stanovanjskem področju za namene priprave nacionalnega stanovanjskega programa 2026–2036. Ljubljana: Urbanistični inštitut Republike Slovenije.

Hafner-Fink, M., Kerbler, B. (ur.) (2025). Stanovanjska oskrba v Sloveniji 2024. Ljubljana, Fakulteta za družbene vede.
Bizjak, I., Kerbler, B. (ur.) (2025). Primernost in potencial zemljišč za javno stanovanjsko gradnjo. Ljubljana, Urbanistični inštitut Republike Slovenije, Geodetski inštitut Slovenije.
E-povezava do bibliografije v sistemu SICRIS: https://cris.cobiss.net/ecris/si/sl/researcher/33528.