



RESEARCH PROGRAMME OF THE INSTITUTE OF REAL ESTATE MANAGEMENT (RP)

The Institute of Real Estate Management of the European Faculty of Law will submit a plan of scientific research work, any additional research programmes will be adopted later.

1. Title of research programme:

INFRASTRUCTURE AND REAL ESTATE MANAGEMENT

2. Research field:

3.80 - LAW

5.82 - CONSTRUCTION

8.00 - INTERDISCIPLINARY

3. Scientific discipline - according to the CERIF code list

T 220 - CONSTRUCTION

T240 - ARCHITECTURE

T 260 - SPATIAL PLANNING

T 270 - ENVIRONMENTAL

TECHNOLOGY

T 140 - ENERGY RESEARCH

T180 - TELECOMMUNICATION

ENGINEERING

S 110 - LAW

S 189 - ORGANIZATIONAL

SCIENCES

B 700 - ENVIRONMENTAL

HEALTH

4. Description of the content of the research programme

4.1. Theoretical starting points, research contents and goals

The Infrastructure and Real Estate Management Programme is a unified programme consisting of interdisciplinary areas that are thematically related to infrastructure and real estate management and sustainable development. Further below, the programme is presented in theoretical starting points, research contents and goals. A feature of the programme is that it promotes interdisciplinary approaches.

Starting points

Infrastructure and real estate management is an interdisciplinary social science and technical discipline whose basic research orientation is sustainable development. Its interdisciplinarity is



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reflected in the areas it covers, from the social sciences, technical and humanistic; areas related to infrastructure projects at all levels of researching and solving problems. The very orientation of the research programme is focused on understanding the sustainable dimensions of infrastructure and on improving the environmental and social goals for stability and sustainable development. It is necessary to redefine the basic principles of some areas, with the emergence of new rules and new areas of content management.

Countries are cooperating more than ever with the international community and with each other in the field of environmental protection. The World Bank has also adopted a new Sustainable Infrastructure Action Plan for the period 2009-2011, with the aim of improving infrastructure quality and sustainable habits. The main changes affecting the quality of infrastructure are: climate change; globalization of trade and services; the growth of regional disparities in the context of rapid urbanization and decentralization; changing of global financial conditions, including an increase in private investment in infrastructure on the emerging market; rising energy prices; potential breakthroughs in technology for new infrastructure services in more sustainable ways; food crisis. The changes are based on the starting points of European, Slovenian and other strategic and legal documents, e.g. the Energy Efficiency Directive 2012/27/EU, Regulation (EU) No. 305/2011 laying down harmonized conditions for the marketing of construction products, Directive 2010/31/EU on the energy performance of buildings (recast), Directive 2009/125/EC establishing a framework for the setting of eco-design requirements for energy-related products (recast) - so-called Eco directive -, Directive 2009/28/EC on the promotion of the use of energy from renewable sources, etc. At various levels, many European and global development documents highlight climate change, energy efficiency, environmental impacts, construction in relation to environmental health and the need to respond to these challenges in practice. The generator and goal of all activities in the built environment is the user, his/her psychophysiological requirements and needs in accordance with the first principle of the Rio Declaration on Environment and Development of 1992 (hereinafter: the Rio Declaration). According to this declaration, human beings are at the centre of concerns for sustainable development. They have the right to live a healthy and productive life in harmony with nature. The Infrastructure and Real Estate Management Research Programme follows this fundamental research direction.

At the international level, a critical level of sustainable development in terms of cost-effectiveness, reliability and accessibility of infrastructure services has been identified for all areas of infrastructure and real estate (transport, water supply, sewage, energy, and information and communication technology). Therefore urgent changes are needed to achieve economic, social and environmental goals.

Research content in the field of infrastructure and real estate management

The programme team will monitor the progressive development of infrastructural areas at the international level, especially in areas that are important for the Republic of Slovenia and in which it is necessary to enhance knowledge and research the areas scientifically appropriately.

To exemplify, we should list the areas that the programme team will primarily deal with.

- It will monitor the progress of sustainable development plans in the field of infrastructure and real estate at the international level within various institutions: WHO – World Health



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Organization, WBG – World Bank Group, IOSD – International Organization of Sustainable Development and European institutions within the European Union. In this regard, the programme team will study the global needs and development of various sectors: transport, water, utilities, energy and telecommunications, primarily through the prism of questions on how to respond to the critical development changes we face in the field of sustainable development.

- It will monitor **the progress of the development of public-private partnership in the field of infrastructure and real estate**, especially from the aspects of the decision model for selection, implementation and operation of public-private partnership from the point of view of sustainable care and identification of critical success factors for improving public-private partnership in infrastructure. In this regard, the programme team will study the development of theoretical bases for public-private partnerships in the field of infrastructure in different countries with a view to change the normative aspects, which will consequently affect the sustainable development of this field at the international level. Above all, strategic decision models and contract theories will be studied. The institutions that would be involved in the research are: CIB- Council for Research and Innovation, WCTR – World Conference on Transport Research in NECTAR – Network on European Communications and Transport Activities Research.

- An important area of research is **the area of employee health in relation to the real estate environment** in which they work. Every workplace and environment has its own risks, burdens and harms, for which regulations regulate the ways of protecting the health of workers. Caring for a healthy and safe working environment is primarily the task of employers, as well as the state and employees themselves. It means continuous and consistent implementation of measures and recommendations, it also represents an opportunity for improvements and changes for the benefit of employee health. Despite all the activities carried out within the EU (research, studies, presentations of stress and its causes and consequences), the EU notes that we still focus only on diagnosis, so the programme team will focus on studying the positive impact of the environment on people's health.

- **In the field of energy**, the programme team will deal with the formation of managerial competencies for achieving energy efficiency and comfort in the everyday environment (work, living and leisure). Research will focus on finding the optimal living environment from an energy point of view and reducing costs. Modern trends are increasingly emphasizing the energy efficient building design (zero energy house) as the true direction of our future, so the team will explore not only new buildings, but will focus on the issue of energy rehabilitation of buildings and their maintenance. In particular, the programme team will focus on research into reducing energy consumption in various processes in infrastructure construction.

- **The field of social infrastructure and economic public infrastructure**, which is defined in the Construction Act (ZGO-1). Article 2 of the Construction Act also defines the concept of constructed public good. A constructed public good of national importance is defined as a constructed public good that belongs to the network of economic public infrastructure of national importance and a public area around them, while a constructed public good of local importance is defined as a constructed public good that belongs to the network of



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economic public infrastructure of local importance and public area around it, as well as facilities or parts of facilities, the use of which is intended for all under the same conditions, such as road, street, square, passage and other public transport areas of local importance, market, playground, parking lot, cemetery, park, green area, sports or recreational area and the like. The built social infrastructure is also strongly related to demographic changes in society. Content issues are thus related, for example, with the expectations of the elderly regarding their own real estate, living in a home for the elderly, serviced self-care housing, basic and additional services that homes for the elderly can offer in accordance with the applicable law, and regarding the success of housing policy in this area, etc....

- **Area of valuation of infrastructure and real estate** in accordance with International Valuation Standards (eighth edition, 2017), International Valuation Standards Committee, 12 Great George Street, London, UK. The subject of the research is based on three criteria: ecology, economics and socio-cultural criteria, which need to be addressed in the long term and in an equivalent way. The research follows more modern approaches to the evaluation of sustainable development, based on the intertwining of economic, social and environmental aspects.

- **Area of environmental law, human rights law** and monitoring of developments and comments of the ECHR (European Convention on Human Rights) will be the subject of scientific research and study within the programme team, as human rights represent a common value foundation for all areas of our lives. In addition, the programme team will research the work of the Council of Europe, which greatly influences the formation of the *acquis* of all three European communities, especially through the common foundations of legal civilization, common fundamental principles, and legal culture as a whole.

Goals

The goal of the research programme is a form of inter-ministerial networking in the planning and implementation of network research and development projects in various areas of interest in infrastructure and real estate management. The aim of the research work of the programme team in this field is primarily to take care of the basic and applied development of the listed areas of infrastructure and real estate management. The results of the research work will be regular annual reports consisting of original scientific, applied and professional articles of the programme team, which will be designed and published in the form of proceedings of scientific discussions or in the form of monographs. In this way, the scientific results will become more accessible to the professional and general public, and on the basis of relevant dialogue and feedback from interested scientific circles, the programme team will enhance and supplement its work.

In the interest of maximum applicability, the programme team will continuously monitor and provide scientific support to state authorities in the field of infrastructure.



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4.2. Basic research methods envisaged

Methodologically, the implementation of the research programme "Infrastructure and Real Estate Management" envisages the use of a combination of modern scientific methods with descriptive and theoretical analysis of listed issues in individual thematic sections and with a combination of structural and comparative methods. Basic research methods are based on quantitative and qualitative research methods. Quantitative research is based on a questionnaire survey of a sample of participants, the cognitive objectives of the research are descriptive (description of characteristics and conditions) and explanatory (identification and explanation of interdependencies). The basis for operationalization are the results of the analysis of a review of the existing scientific and professional literature from the theoretical research pool. The quantitative empirical part first provides a presentation of the survey research methodology, followed by the interpretation of the results and a comparative analysis of the research results with the findings of existing research. Qualitative research is conducted in the form of in-depth interviews aimed at researching developments in the field of management, infrastructure and real estate. The purpose of empirical qualitative research is to determine the actual situation on the market of legal and formal regulation. As an appropriate method for researching infrastructure and real estate management, we adopt a semi-structured in-depth interview, mainly because it is by nature focused on depth and detailed research of a particular issue. It also leaves room for the creation of certain current questions that arise during the interview itself and whose purpose is to further clarify the issue. Unstructured interviews contain only a few main questions or a list of topics on which respondents are free to give their opinions, views, feedback, etc. Such interviews are usually similar to everyday conversation. There is usually no clear time frame for unstructured interviews. These interviews usually vary greatly from respondent to respondent, as the latter are the actors of the conversation and determine its direction and content themselves. This is the most flexible way of interviewing, which is much more difficult to plan than a structured and semi-structured interview due to the openness of the questions and less guidance from the interviewer.

In individual phases of the implementation of the research programme, intermediate research results will be given in the form of scientific and professional articles, and the production of one to two scientific monographs (proceedings of scientific discussions) is also expected. The analytical approach will be the basis for a comprehensive scientific synthesis. The results of the research will be disseminated in phases by the programme team at the planned scientific meetings and by the planned publications with appropriate »impact« factor.

In the first phase, the work on the programme "Infrastructure and Real Estate Management" will be methodologically based on a theoretical analysis of relevant sources and on a descriptive and comparative analysis of relevant, already implemented arrangements and research. In the following phases, the historical method, structural analysis and comparative analysis with the comparison of selected international, continental and precedent-legal arrangements will also be used in the preparation of concrete basic and applied scientific and professional articles. The programme team will use modern scientific literature and relevant empirical findings.



In each time phase of the programme, *de lege ferenda* synthesis of findings will be made, in the spirit of applicability, focusing on Slovenian needs and the applicability of research results in critical connection with the research results of previous analyses.

Scientific hypotheses will be substantiated in interim reports and holistically in the final phase of programme implementation. Verification of intermediate and final research results will be performed by a combination of deductive and inductive methods.

4.3. The importance of a research programme for the development of science in a broader (global) sense

Globally, the "Infrastructure and Real Estate Management" programme is designed to highlight individual thematic areas that are at the centre of interest of the technical and social sciences and scientists working in the broad interdisciplinary field of infrastructure. Given the good availability and high-quality preparation of international and "European" data, we expect effective research work according to the scientific methodologies that we have envisaged for the implementation of the programme.

The results of the research will also be used for pedagogical purposes in postgraduate and undergraduate study programmes.

4.4. Importance for the development of Slovenia

In the interest of the Republic of Slovenia, the programme team "Infrastructure and Real Estate Management" will establish "monitoring" over the thematic areas of infrastructure and real estate management with scientific autonomy. All this will be performed on the basis of an independent scientific, professional and critical distance, which will provide the Republic of Slovenia with relevant information for the creation of a modern and suitable system within the EU order.

In the mentioned field in Slovenia, apart from partial research, a complex and medium-term programme has not yet been proposed, which would comprehensively monitor the field of infrastructure management. We expect that certain applied results will be used directly or indirectly in the preparation and harmonization of Slovenian legislation governing technological areas. These are mainly the areas of standardization, metrology, electronic communications, mobile telephony, energy, transport, environment, etc. Of course, we cannot yet predict the direct effects of monitoring this process on technological development. But we can say with certainty that there will be some effects.

In addition, Slovenia's success in the European Union is also measured by the success of drawing funds from the Structural and Cohesion Funds, and within the framework of funds for the implementation of the common policy, which is only possible through appropriate programmes. We believe that the research results of the proposed programme will make the necessary information available.



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4.5. Involvement in international research projects

The "Infrastructure and Real Estate Management" programme will run in parallel and in succession with international development and research programmes and projects, where potential members of the programme team are already participating. Thus, the programme will include a regular exchange of information and joint research work on the COST (European Cooperation in the field of Scientific and Technical research) and CIB projects (Conseil International du Batiment), within which certain activities in the field of public-private partnership and a healthy environment have already started.

4.6. Involvement of the research programme in undergraduate and postgraduate study programmes at universities and independent higher education institutions

The research programme will basically be carried out in connection with the postgraduate master's programme "LAW AND MANAGEMENT OF REAL ESTATE" at the European Faculty of Law. Participation in the entire project or in its individual segments or phases will also be enabled to undergraduate students of the university study programme Law at the European Faculty of Law. Participating students will be awarded a certain number of credits on the basis of the ECTS credit system for participation in the project, as follows from the study programmes at both levels (at the undergraduate level - within the elective programme "research work" in the fourth year and at the postgraduate level within "research project" programme).

4.7. Expected funding of the research programme

In accordance with Article 73a, the European Faculty of Law will obtain the funds needed to finance the research programme through public tenders opened by the Republic of Slovenia for development tasks.