

## Real estate, sustainable spatial development and the compact city

This issue of *Urbani izziv* presents urban space in terms of various real estate forms and functions, sustainable spatial development and the perception of its compactness.

In the first article, Srna Mandič and Maša Filipovič Hrast proceed from the fact that privatisation of a large share of the housing stock was characteristic of all central and eastern European countries, which left the majority of these countries with an impoverished social housing sector and therefore little opportunity for housing most vulnerable groups. They establish that additional pressure is placed on the funds due to the economic crisis, which also increased the vulnerability of households. The authors thus analyse the acceptability of a limited number of alternative housing solutions for the regular non-profit sector. In the second article, Bojan Grum and Darja Kobal Grum discuss the basic psychological characteristics of potential real estate buyers connected with their decision to buy. They analyse two sets of psychological factors, motivational and emotional, and conclude that it is possible to create a hypothetical model of psychological factors in the decision to buy real estate that can integrally and relationally explain the role of psychological characteristics of real estate buyers and their expectations in relation to a decision to buy. Their model includes basic and status motives, subjective emotional wellbeing and self-esteem. The author of the third article, Yung Yau, proceeds from the premise that theoretical and empirical studies on how building performance is valued by the property market abound in the literature. Some of them investigate changes in property prices after building renovation, but little has been done on pricing the safety performance of buildings. The article thus presents a study that explores whether residential properties in safer buildings command higher market values in Hong Kong. According to Yau, Hong Kong is a good laboratory for this study because building failures can pose a serious threat in such a densely populated high-rise environment. In the fourth article, Maja Terlević, Andreja Istenič Starčič and Maruška Šubic Kovač study sustainable spatial development, which they determine is a great challenge not only for society as a whole, but also for higher education institutions, which have been rapidly including sustainable development in their educational process in the last two decades. Space is a junction of various interests, which requires coordinating the entire spatial planning process, taking into account the goal of sustainable spatial development. The authors believe that the existing values of space are insufficient for rapidly implementing a sustainable spatial development paradigm. It is therefore necessary to transform some of the academic programs in the higher education curriculum by integrating teaching content and methods that include long-term knowledge and holistic thinking, taking into account the importance of interdisciplinary integration. To this end, this article reviews literature in sustainable development in higher education. In the fifth article, Krzysztof Rogatka and Rodrigo Rudge Ramos Ribeiro examine the Polish city of Toruń in terms of the compact city concept. They analyse the theoretical elements of the compact city concept using Toruń as a case study and taking into account the psychological aspects (i.e., social perception) of a compact city. The findings of their study show that Toruń is a compact city from the urban point of view, but it is not perceived as such from the psychological or social points of view.

This new issue of *Urbani izziv* features extremely interesting, attractive and current topics connected with the diverse urban space. Enjoy the challenges it presents!