

TITLE OF THE COURSE Housing policy and economics Code....(full-time) / Code....(part-time)					
TITLE OF THE COURSE IN HUNGARIAN Lakhatási politikák és gazdaságtan					
Responsible unit (institute/department): Institute of Economics and Management	Number of lessons per week/semester: Full-time: 2 Part-time:	Credit value: 6		Prerequisites: -	Prerequisite for exam: -
Lecturer in charge of the subject: Róbert Kovács Präger	Type of course: compulsory/ compulsory elective/ elective/ criterion	Recommended semester: -	Semester in which the course is offered: Spring	Language of instruction: Hungarian/ English/ German/ ...	Type of evaluation: exam (colloquium)/ term mark/ basic exam/ comprehensive exam/report/ signature/graded signature
Lecturer(s): Róbert Kovács Präger					Method of evaluation: written/ oral/ oral and written
Description of professional content and purpose of the course:					
The course aim to present practice and options of housing policy. Also it will present the recent history of Hungarian housing policy					
Short outline, description of acquired knowledge, skills and competences:					
Student will learn about economic and social problems related to housing, elements and development of housing policy and its potential effects.					
Requirements during the semester and teaching methods:					
examination, report or small research and presentation					
Compulsory sources/reading, bibliography, available sources for the acquisition of knowledge, skills and competences:					
<p>[1] Buskó Tibor László (2024): The regional effects of housing policy in Hungary, with particular regard to the period after 2016. <i>Maltese Studies</i> 2024/1 DOI: 10.56699/MT.2024.1.1 LINK: https://maltaitanulmanyok.hu/magazin/a-lakaspolitika-teruleti-hatasai-magyarorszagon-kulonos-tekintettel-a-2016-utani-idoszakra-a-jovedelem-es-a-lakasepitesek-kistersegi-jarasi-szintu-osszefuggeseinek-elemzese/ (1/11/2025)</p> <p>[2] Csomós, József (2006): Housing policy, housing management. Gondolat. Budapest</p> <p>[3] Hegedüs, József (2006): Housing policy and the housing market – the limitations of public policy. <i>Esély</i> 2006/5</p> <p>[4] Lux, M. & Sunega, P. (2011). Labour, mobility and housing. <i>Urban Studies</i>. 49(3), 489-504. https://doi.org/10.1177/0042098011405693</p> <p>[5] OECD (PH1.1 2024) Affordable Housing Database: PH1.1. Policy instruments and level of governance. OECD. Last updated 27/06/2024 LINK: https://webfs.oecd.org/Els-com/Affordable_Housing_Database/PH1-1-Policy-instruments-and-level-of-governance.pdf</p> <p>(The bibliography should include, where possible, studies, books published in the last five years, international sources, databases, course books, publications, recent research results and digital teaching materials with bibliographic details - author, title, publication details, pages, ISBN, DOI.)*</p>					
Recommended additional sources/reading:					

- [1] Ardielli Eva, Kovács Róbert, Slavata David & Maciejasz Marta (2024): Housing Affordability in the Visegrád Countries. In: Drelich-Skulska, Bogusława; Sobocińska, Magdalena; Tomášková, Andrea (eds.) The Importance of Universities for Society and Economy. The Experience of Researchers from the Visegrád Group Wrocław University of Economics and Business (2024) pp. 163-181. DOI:10.15611/2024.92.5.10 ; oai:dbc.wroc.pl:130916.
- [2] Bölönyi-Horváth László (2017): Issues related to "foreign currency loans," *Acta Humana – Human Rights Communications*, 5 (4), 7–34.
- [3] Buskó Tibor László (2013): The regional effects of housing policy in Hungary after the turn of the millennium. *Pro Publico Bono* 2013/1
- [4] Čermáková, K. and Hromada, E. (2022). Change in the affordability of owner-occupied housing in the context of rising energy prices. *Energies*, 15(4), 1281. <https://doi.org/10.3390/en15041281>
- [5] Dániel Zsuzsa (1996): The paradox of rental housing privatization. A national gift or a loss? *Economic Review* LI. February pp. 139-152
- [6] Deloitte (2025). Deloitte Property Index. Overview of European Residential Markets. [online] 14th edition, August 2025 [cit.2025-09-28]. Available: <https://www.deloitte.com/cz-sk/cs/Industries/real-estate/research/property-index.html>
- [7] Easthope, H., Liu, E., Judd, B., & Burnley, I. H. (2015). Feeling at home in a multigenerational household: the importance of control. *Housing, Theory and Society*, 32(2), 151-170. <https://doi.org/10.1080/14036096.2015.1031275>
- [8] Fowler, P. J., Henry, D. B., & Marçal, K. E. (2015). Family and housing instability: longitudinal impact on adolescent emotional and behavioral well-being. *Social Science Research*, 53, 364-374. <https://doi.org/10.1016/j.ssresearch.2015.06.012>
- [9] Hegedüs, József (2011): Housing policy and the economic crisis – the case Hungary. In: Forrest, Ray & Ngai-Ming Yip: *Housing Markets and the Global Financial Crisis. The uneven impact on household*. Edward Elgar. Cheltenham (UK) – Northampton (USA). Print ISBN: 9781849803755 eISBN: 9781849805841 DOI: <https://doi.org/10.4337/9781849805841.00012>
- [10] Hegedüs, József Kovács, Róbert Tosics, Iván (1994): Lakáshelyzet az 1990-es években. In: Andorka, Rudolf; Kolosi, T; Vukovich, Gy (szerk.) *Társadalmi Riport 1994*. Budapest, Magyarország : TÁRKI (1994) 489 p. pp. 137-164. , 28 p.
- [11] Kamata, T. and Kawakubo, S. (2024). Housing hierarchy of needs that contribute to the well-being of residents. IOP Conference Series: Earth and Environmental Science, 1363(1), 012088. <https://doi.org/10.1088/1755-1315/1363/1/012088>
- [12] Mikula, Štěpán and Montag, Josef, Does Homeownership Hinder Labor Market Activity? Evidence From Housing Privatization and Restitution in Brno. (May 14, 2019). Mikula, M., Montag, J. 2019. Does homeownership hinder labor market activity? Evidence from housing privatization and restitution in Brno. MUNI ECON Working Paper n. 2019-06. Brno: Masaryk University., Available at SSRN: <https://ssrn.com/abstract=3392341> or <http://dx.doi.org/10.2139/ssrn.3392341>
- [13] OECD (HM1.2 2024) Affordable Housing Database: HM1.2 House prices
- [14] OECD (PH1.2 2024) Affordable Housing Database: PH1.2 Housing Policy Objectives And Obstacles. OECD. Last update: 26/06/2024 LINK: https://webfs.oecd.org/Els-com/Affordable_Housing_Database/PH1-2-Housing-policy-objectives.pdf
- [15] Pósfai Zsuzsanna – Jelinek Csaba (2018): Reproducing Socio-Spatial Unevenness Through the Institutional Logic of Dual Housing Policies in Hungary, in Thilo, Lang – Görmar, Franziska (eds.): *Regional and Local Development in Time of Polarisation*, London, Palgrave Macmillan, 197–226. DOI: <https://doi.org/10.1007/978-981-13-1190-1>
- [16] Ronald, R., Kadi, J., & Lennartz, C. (2015). Homeownership-based welfare in transition. *Critical Housing Analysis*, 2(1), 1. <https://doi.org/10.13060/23362839.2015.2.1.176>
- [17] Székely Gáborné (2001): Privatization of the rental housing sector *Statisztika Szemle*. Volume 79, 2001. Issue 12
- [18] The World Bank (1991): *Housing Reform in Hungary*. Report No. 9031-Hu, Infrastructure Operation Department, The World Bank

- [19] Vankó Lili (ed.) (2022): Annual Report on Housing Poverty 2022. Habitat for Humanity Hungary. Budapest. ISSN: HU ISSN 2732-3439 LINK: https://habitat.hu/sites/lakhatasi-jelentes-2022/wp-content/uploads/sites/12/2023/03/Habitat_EvesJelentes_2022_final.pdf (01/11/2025)
- [20] Virág Tünde (2022): The role of slum clearance and housing policy in the spatial and social mobility of marginalized social groups. Szociológiai Szemle 32(4): 4–26. DOI: <https://doi.org/10.51624/SzocSzemle.2022.4.1>

Exam topics and/or questions:

A list of the required professional competences, competence elements (knowledge, skills, etc.), based on point 7 (bachelor) or 8 (master) of the programme and outcome requirements, to which the course typically and substantially contributes:

a) knowledge

- Has knowledge of the basic, comprehensive concepts, theories, facts, national and international economic relations of economics, relevant economic actors, functions and processes.
- Has mastered the basic theories and characteristics of the micro and macro levels of economic organization, possesses the basic information collection, mathematical and statistical analysis methods.
- Knows the rules and ethical norms of cooperation in a project, team, working organization, project management.
- Is aware of the basic principles and methods for establishing organizations and institutions, developing and changing their structure and organizational behavior.

b) skills

- Plans, organizes, manages and controls economic activities, projects, small businesses, business organizations.
- Using the learned theories and methods, reveals, organizes and analyzes facts and fundamental relationships, formulates independent conclusions, critical observations, prepares decision-preparatory proposals, makes decisions in routine and partly unknown - domestic and international - environments.
- Follows and interprets global economic and international business processes, changes in economic policy and related policies and legislation relevant to the field, their effects, and takes these into account in his/her analyses, proposals and decisions.
- Can determine the complex consequences of economic processes and organizational events.
- Can apply the techniques for solving economic problems, problem-solving methods, considering the conditions and limitations of their application.

c) attitude

- Demonstrates problem-sensitive, proactive behavior to perform quality work, being constructive, cooperative, and proactive in projects and group tasks.
- Being receptive to receiving new information, new professional knowledge and methodologies, and being open to taking on new, independent and collaborative tasks and responsibilities. Strives to develop his/her knowledge and working relationships, and to cooperate with his/her colleagues in this.
- Being open to changes in the broader economic and social environment of the given job, work organization, and enterprise, and strives to follow and understand changes.
- Being receptive to the opinions of others, to sectoral, regional, national, and European values (including social, ecological, and sustainability aspects).

d) autonomy and responsibility

- Under general professional supervision, independently performs and organizes the tasks specified in the job description.
- Takes responsibility for his/her analyses, conclusions and decisions.
- Independently leads, organizes and manages an organizational unit, work group or enterprise, a smaller economic organization in a business organization, taking responsibility for the organization and its employees.
- Organizes, manages and controls economic activities in a business organization, in an economic position, according to his/her qualifications.
- Takes responsibility for complying with professional, legal and ethical norms and rules related to his/her work and behavior.

Notes (e.g. special device, student number limits):

*Explanations