

ОПИНION

from Prof. Dr Rumen Nikolaev Kalchev, University of Economics - Varna,
Department of *Business, Investments, Real Estate*, professional field 3.8.
Economics, scientific specialty *Economics and Management (Human Resources
in Construction)*

Regarding: A competition for occupying the academic position of "associate professor" in the professional field 3.8. *Economics*, scientific specialty *Economics and Management (Spatial Planning)*. The opinion has been prepared pursuant to an order for the appointment of a scientific examining jury by the Rector of UE-Varna No RD-06-155 of 20 September 2022 and the decision from the first sitting of the scientific examining jury, held on 27 September 2022.

Information about the competition: The competition for occupying the academic position of "associate professor" is in the area of higher education 3. *Social, economic and legal sciences*, professional field 3.8. *Economics*, scientific specialty *Economics and Management (Spatial Planning)*. It is announced for the needs of the Department of *Business, Investments, Real Estate* with the Faculty of Economics of the University of Economics - Varna. The notice of competition is published in State Gazette, iss. 57/22.07.2022.

Candidate in the competition: Candidate for the competition is Chief Assist. Prof. Dr Anna Zhivkova Gospodinova.

General description of the presented scientific works: The total number of publications of Chief Assist. Prof. Dr Anna Zhivkova Gospodinova,

with which she is taking part in the competition for the position of "associate professor" is 31. 13 of those (42%) are prepared independently, whereas the greatest part of them - 18 (58%) - in co-authorship, which is proof of the candidate's ability to work in a team. The total volume of the scientific production is 531 pages. Nine of the works have been published abroad. The type diversity of the scientific production includes the following:

- Monographs: 4 (1 written independently and 3 as a co author) with a total volume of 215 pages;
- Studies: 1 written independently with a length of 24 pages;
- Scientific articles: 10 (5 written independently and 5 as a co-author) with a total volume of 91 pages;
- Scientific papers: 13 (6 written independently and 7 as a co-author) with a total volume of 72 pages;
- Textbooks and handbooks: 3 in co-authorship with a total volume of 129 pages.

The assessment of the scientific output presented for the competition shows that in it predominates the volume of the monographs, studies and articles: 330 pages (62%), which is a sign of the accumulated research experience and knowledge, and is also proof of the maturity and the preparedness of the candidate for the position of associate professor. The presented works meet the required quantitative criteria for occupying the academic position of "associate professor" according to the LDASRB, the RALDASRB and the *Regulation on the Development of the Academic Staff at UE-Varna*. All publications are included in systems for indexing, reference and evaluation, and one is indexed in SCOPUS. There can be noted 20 citations of 13 scientific publications with the participation of the candidate for the position of associate professor.

The candidate in the competition has an independently developed monographic work entitled "Territorial Growth of Settlements in Bulgaria - Contemporary Dimensions and Management Policies", which is published in a specialized scientific journal.

I could find no evidence of plagiarism in the materials submitted for evaluation.

Having become acquainted with the research works of Chief Assist. Prof. Dr Gospodinova, I came round to the conclusion that they are thorough, theoretically justified and of practical orientation. Assessing the qualities of the publications I am of the opinion that they are completely in line with professional field 3.8. *Economics*, scientific specialty *Economics and Management (Spatial Planning)*.

General evaluation of the academic and teaching activity: the academic and teaching activity of Chief Assist. Prof. Dr Anna Gospodinova can be described as corresponding with her academic interests. In the EQD of "Bachelor" she gives lectures and conducts seminars/tutorials in the following subjects: *Sustainable Urban Development, Local Government and Self-government, Spatial Planning, Cadastre and Property Register and Public Works*. In the EQD of "Master" she teaches the subjects of *Spatial Planning and Investment Process* and *Urban Studies*. The total curricular workload for the period 2020/2021 and 2021/2022 is 900 hrs., reduced to seminars/tutorials in the EQD of "Bachelor" and 200 hrs. in the EQD of "Master". In her practice as a lecturer she uses contemporary methods of teaching. Chief Assist. Prof. Gospodinova works actively with students by taking part in examination boards, carries out scientific supervision and reviewing of Bachelor and Master degree

diploma papers, practical training of students;she also organizes tutor meetings, etc.

After 2010 the candidate for the position of associate professor takes part in the implementation of 4 research projects holding various positions. She is also involved in international teaching activity:she gave lectures under the Erasmus programme in May 2019 in Portugal. The candidate takes part as a lecturer in theory and practice in training courses for the profession of "broker" at the NRFA.

All this demonstrates that the candidate for the competition possesses the required experience as a lecturer and level of preparation for occupying the academic position of "associate professor".

Identification of scientific contributions: The principal scientific contributions of the candidate for the academic position of "associate professor" are concentrated in three main areas: *spatial planning, construction business and real estate business*. The monograph *Territorial Growth of Settlements in Bulgaria - Contemporary Dimensions and Management Policies* has the nature of a habilitation work. It has been published by Publishing House *Science and Economics* and holds a central place among the publications. In it and in some of the other publications there stand out and can be highlighted -in my opinion - certain points of contributory nature, such as:

1. Defining, enriching and perfecting the theoretical and methodological base in the context of the territorial growth of settlements in Bulgaria.

2. Creating a model of the so-called "mixed type", combining the hard and the flexible functional zoning of urbanized territories.

3. Proposing a model for land use in the big towns in Bulgaria.

4. Proposing alternatives for the development of the territory of small municipalities.

5. Proposing a modified integer model for maximizing the returns from investments in packages of real properties.

6. Assessing the advantages of the construction of buildings, functioning on a self-powering principle and proposing incentive measures in this respect, etc.

Not all contributory points can be covered in detail in this opinion, but what also makes an impression is the research of the author in connection with the impact of stadiums on the development of territories in this country, the supplementing of some aspects related to the information support of the reality of prices on the real estate market, etc.

Critical remarks, questions and recommendations: To the future activity of Chief Assist. Prof. Dr Gospodinova I can direct the following recommendations:

1. She should continue publishing in indexed and referenced journals, including journals abroad, in order to further her scientific and academic growth.

2. She should seek stronger practical realization of the accumulated knowledge and abilities by means of business-oriented initiatives.

CONCLUSION

The conducted analysis of the qualifications, the research and teaching activity of Chief Assist. Prof. Dr Anna Zhivkova Gospodinova, her professional development and academic achievements in the area of spatial planning, the construction business and the real estate business give me reason to present a **positive assessment** of the overall activity of the candidate. Art. 24 of the LDASRB, Art. 53 of the RALDASRB and the requirements of the *Regulation*

on the Development of the Academic Staff at UE-Varna for occupying the academic position of "associate professor", have all been fulfilled.

On the grounds of the above I move that the esteemed members of the scientific examining jury of the competition choose Chief Assist. Prof. Dr Anna Zhivkova Gospodinova to occupy the academic position of "associate professor" in the professional field 3.8. *Economics*, scientific specialty "Economics and Management (Spatial Planning)".

Varna, 11 Oct 2022

Заличена информация съгласно
ЗЗЛД и регламент (ЕС) 2016/ 679

Member of the scientific examining jury:✓/.....

(Prof. Dr Rumen Kalchev)

OPINION

**on a competition for an academic position "Associate Professor"
announced by the University of Economics – Varna**

1. General information

Who drafted the opinion: Prof. Dr. Rosen Nikolaev, Lecturer in the Department of Statistics and Applied Mathematics at the University of Economics – Varna (UE–Varna), Professor of Professional Direction 3.8. Economics.

Reason for giving an opinion on the competition: the opinion was drawn up on the basis of an order of the Vice-Rector for Research and Professional Development No06-155/20.09.2022 for the composition of a Scientific Jury on a competition for academic position "Associate Professor" and a decision of the Scientific Jury of 27.09.2022.

2. Competition data

The competition for the academic position "Associate Professor" in field of higher education 3. Social, Economic and Legal Sciences, Professional Strand 3.8. Economics, Scientific Specialty "Economics and Management (Spatial Planning)" was declared for the needs of the Department of Business, Investment, and Real Estate, Faculty of Economics at the UE-Varna and was published in State Gazette, issue 57/22.07.2022.

3. Contest Candidate

The only candidate in the contest is Chief Assist. Prof. Anna Gospodinova, PhD, lecturer in the Department of Business, Investment, and Real Estate at the UE-Varna since 2009.

4. General description of the scientific works submitted after the last procedure

Chief Assist. Prof. Anna Gospodinova, PhD presents all the necessary documents that prove that she categorically fulfills both the Minimum National

Requirements for acquiring an academic position "Associate Professor" and the requirements for holding this position in the UE-Varna.

For her participation in the competition Anna Gospodinova presents monographic work entitled "Territorial growth of settlements in Bulgaria – contemporary dimensions and management policies", published in a specialized scientific edition, namely the Library "Prof. Dr. Tsani Kalyandzhiev" at the UE - Varna. It was reviewed by two habilitated persons and was discussed at a meeting of a primary unit. It is dedicated to an up-to-date topic that fully corresponds to the scientific specialty of the competition. I believe that Anna Gospodinova's monographic work is an in-depth scientific study written on the required high academic style and contains substantial scientific and applied contributions.

I can highly appreciate all the other publications of the contestant, which also reveal its potential for ongoing scientific development. The problems explored in these publications are related to the organization of the territory and solve various scientific and practical problems.

As regards the fulfilment of minimum national requirements, the following may be said. The submitted publications are valued at 232.4 points at 200 points required. The structure of the publications is diverse, participations in monographs, studies, articles and reports are presented. The applicant reports publications in the country and abroad, including one publication in the Scopus. Citations are submitted, which are estimated at 150 points, provided that the required minimum is 50 points.

In terms of satisfying the requirements for taking up an academic position "Associate Professor" at the UE-Varna, I can say that the different scientific production of the participant in the competition is estimated at 95.8 points for reports at the required 30 points and 86.6 points for articles at the required 80 points.

It is seen that the participant in the competition fully covers, and in some directions significantly exceeds, all requirements for taking up an academic position "Associate Professor".

Based on the publications presented, I can claim that Chief Assist. Prof. Anna Gospodinova, PhD is a researcher who is able to both do her own research and work in a team. He is able to detect problems in the theory and practice related to the device of the territory and to offer adequate, scientifically justified solutions to these problems.

5. General assessment of the teaching work

Chief Assist. Prof. Anna Gospodinova, PhD has been a lecturer at the UE-Varna since 2009, and since 2011 she has held an academic position as "Chief Assistant". The presented study workload report over the last two years shows that she has held classes in lectures and exercises, in the "Bachelor" and "Master" degree, in a number of disciplines such as Spatial Planning, Sustainable Urban Development, Urban Studies and others, which are also closely related to the scientific specialty of the competition for academic position "Associate Professor". In this respect, it should be highly appreciated that the fact that the Chief Assist. Prof. Anna Gospodinova, PhD presents participations in three textbooks, which also shows a serious attitude towards the teaching work. A number of reported activities such as scientific guidance of over 60 graduates, review of over 80 thesis, participation in the university's tutus system, head of practical training, various participations in the Erasmus program and Ceepus program, organization of visits to practice and public administration, etc. are also evidence of the active participation of the participant in the competition in the university's learning process.

Chief Assist. Prof. Anna Gospodinova, PhD has participated in 4 research projects in UE-Varna, three of which have been successfully completed and one is ongoing. She is a member of 8 of our and foreign Editorial Boards and has reviewed 4 scientific articles for journals indexed in the Web of Science.

The academic career of the Chief Assist. Prof. Anna Gospodinova, PhD is also accompanied by a very active participation in various activities in the practice, which should also be highly appreciated. In her professional development she has pointed to work in various organizations as a real estate appraiser. Related achievements include her participation in the position of

External Evaluator In the assessment of administrative compliance and eligibility, technical and financial evaluation of 4 project proposals and her participation in the development of the General Development Plan of The Municipality of Suvorovo (approved by Decision No13-182/30.11.2018 of the Suvorovo Municipal Council) (author of part "Economics", 2014).

All that has been said so far gives rise to a high appreciation of the teaching and practical and applied work of the Chief Assist. Prof. Anna Gospodinova, PhD.

6. Identification of scientific contributions

I believe that the reference submitted by the applicant in the competition for scientific and applied contributions perfectly correctly reflects the actual achievements of Chief Assist. Prof. Anna Gospodinova, PhD, which are found in her publications. I accept and confirm the existence of all contributions, divided into five directions. Positively, the fact that all contributions are closely related to the scientific specialty "Economics and Management (Spatial Planning)" can be appreciated, namely: territorial expansion of settlements in Bulgaria; spatial planning and management of territories, sustainable and integrated urban development and regional planning; development of the territories of small municipalities in Bulgaria; impact of stadiums in Bulgaria on the socio-economic development of the territories; construction and real estate business, and social infrastructure.

It should be noted and positively appreciated that in terms of the candidate's contributions to the competition, there are two directions – contributions of a theoretical nature and contributions of a scientifically applied nature. This is a confirmation of the ability of the Chief Assist. Prof. Anna Gospodinova, PhD to carry out in-depth, broad-spectrum and genuinely applicable research of a scientific and applied nature.

Last but not least, the availability of contributions in terms of enrichment of textbooks content should also be highly appreciated, which confirms the ability of the participant in the competition to establish himself as an authoritative university lecturer.

7. Critical notes, questions and recommendations

In careful familiarization with the submitted documents by the participant in the competition, I conclude that it fully meets the Minimum National Requirements for the loan of AD "Associate Professor" and the requirements for the loan of academic position "Associate Professor" in the UE-Varna, even in many ways these requirements are significantly exceeded. Keeping that in mind, I don't have critical notes or recommendations. I can only wish the candidate in the competition to continue her research and to realize many more in-depth and significant publications in the field of device on the territory, including in publications in Scopus and Web of Science.

8. Conclusion. As a summary of the opinion submitted and given that both the Minimum National Requirements for acquiring an academic position "Associate Professor" and the requirements for holding this position in the UE-Varna have been established, I express my strong, entirely positive opinion and propose that the esteemed members of the Scientific Jury vote for an academic position "Associate Professor" by the candidate in the competition
Chief Asslst. Prof. Anna Gospodinova, PhD.

20.10.2022

Varna

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ЗЗЛД и регламент (ЕС) 2016/ 679
Signature:

/Prof. Dr. Rosen Nikolaev/

OPINION

Вх. № 2920-1287/27.10.2022

by Assoc. Prof. Dr. Dragomir Zelchev Stefanov

regarding the results and contributions of Chief Assist. Prof. Dr. Anna Zivkova Gospodinova, candidate in the competition for acquiring academic position “Associate Professor” in PF 3.8 Economics, scientific specialty “Economics and Management” (Structure of the Territory), promulgated in State Gazette, issue 57 from 22.07.2022

1. General information.

The opinion was prepared by: Assoc. Prof. Dr. Dragomir Zelchev Stefanov, full-time lecturer in the Real Estate Property Department at the Business Faculty of UNWE-Sofia, scientific specialty “Economics and Management”.

Grounds for giving the opinion: Order of the Vice-Rector for Research and Professional Development of UE-Varna No. RD-06-155/20.09.2022, Varna for the appointment of the scientific jury and Decision of the scientific jury dated 27.09.2022 for the appointment of reviewers and prepare opinions.

2. Contest details.

The competition for acquiring academic position “Associate Professor” in the field of higher education 3.Social, economic and legal sciences under PF 3.8 Economics, scientific specialty “Economics and management” (Structure of the Territory) has been announced for the needs of the Business, Investments, Real Estate Department at Faculty of Economics of University of Economics-Varna in the State Gazette, issue 57 from 22.07.2022. On its announcement **all the requirements of the LDASRB have been met.**

3. Competition candidate.

The only candidate in the competition **Chief Assist. Prof. Dr. Anna Zivkova Gospodinova fulfills the minimum national requirements** for acquiring academic position “Associate Professor” and the requirements for acquiring academic position “Associate Professor” of UE-Varna (based on art. 2b, p. 5 of the LDASRB).

Anna Gospodinova successively completed her bachelor's (2004), master's (2005) and doctorate (2010) degrees at UE-Varna in majors led by Economics and Construction Management Department (now called Business, Investments, Real Estate). From 2009 until now, she has been sequentially a part-time Assistant Professor (2009-2010), Assistant Professor (2010-2011) and Chief Assistant Professor (2011 until now) in the department, and in the period 2012-2015 she was also deputy director of the Center for Master’s and Distance Learning Study at UE-Varna.

Since 2006, she has been a licensed Real Estate Appraiser, practicing in the companies “Yavlena Impact”, “Palad”, Municipality of Kavarna and “Arko Imoti”.

Since 2017, she has been a lecturer in courses for real estate brokers organized by the National Real Estate Association.

4. General description of the presented scientific works after the last procedure.

Chief Assist. Prof. Dr. Anna Gospodinova systematically and successfully publishes her scientific research in Bulgarian, Russian and English languages, both independently and in co-authorship with other prominent authors. She participated in the competition with 31 scientific publications in a total volume of 531,6 pages of personal participation. Among them - 1 independent and 3 co-authored monographs, 1 independent study, 10 scientific articles (5 of them independent), 13 reports from scientific conferences (6 of them independent) and 3 textbooks co-authored with other authoritative researchers. Of these publications, 9 were published abroad – 1 monograph, 4 articles and 4 scientific reports.

The content and thematic orientation of the candidate's submitted publications show full compliance between his profile and the requirements of the competition. Most of the publications are directly related to the scientific specialty of the competition and consider various aspects of structure of territory, urbanization, sustainable land use, development of cities and suburban areas, territorial expansion of settlements and others. There are two reports and one article dedicated to the development of sports infrastructure for the development of professional football in our country. Two other publications aim to reveal the possibilities for the application of the timeshare product in the seaside regions of Bulgaria. In general, all scientific publications of the candidate are in the field of economics and real estate management, and meet the profile of the announced competition.

The main monograph of Chief Assist. Prof. Dr. Gospodinova was published in 2021 on the topic **“Territorial expansion of settlements in Bulgaria – modern dimensions and management policies”**. In it, the author analyzes the ongoing processes of growth and development on the territory of some settlements in Bulgaria in recent years, which leads to a number of negative consequences – economic, social, ecological and territorial-structural. The thesis is developed that the lack of a policy to regulate and control these processes makes the issue of how to monitor, analyze and manage the territorial growth of settlements especially relevant.

In the work, the author proposes a complex of normative, economic and social instruments and mechanisms for regulating the process of territorial expansion of settlements in Bulgaria, as well as a monitoring system, which includes: development and updating of development structure plans of settlements; changes in the taxation of buildings that are built on non-urbanized land with a change of purpose; taking part of the costs by the investors of building infrastructure in the surrounding territories; reuse of abandoned and unusable industrial sites, called “brown fields” (Brownfield); transport policy reforms, etc.

In his other works, the author substantiates the need for the search for alternative forms of administrative territorial restructuring and alternatives for the development of the territory of small municipalities in Bulgaria. In order to achieve a more efficient concentration of resources to improve the development of municipalities, it is proposed to consolidate some municipalities, to form partnerships between individual municipalities based on the principle of clustering, as well as to create clusters within the municipalities themselves.

5. General evaluation of the educational teaching work.

In the last two years, Chief Assist. Prof. Dr. Anna Gospodinova has a full academic load and has led lectures and seminars for students at Bachelor degree in a total of 5 academic disciplines: “Sustainable development of cities”, “Local government and self-governance”, “Structure of the territory“, „Cadastre and Property Register“ and “Civil Works”. Gospodinova leads classes in two Master degree disciplines: “Urbanization” and “Structure of the territory and investment process”.

All disciplines taught by the candidate are directly related to the topic of the announced competition for acquiring academic position “Associate Professor”, as well as to the focus of the main part of her scientific publications. On the one hand, this justifies the need to hold the competition for the purposes of Business, Investments, Real Estate Department at UE-Varna, and on the other hand, it gives me reason to believe that the candidate definitely meets the requirements for acquiring the academic position in this scientific specialty.

6. Identification of scientific contributions.

In the report on the candidate’s scientific and scientific-applied contributions attached to the competition documents, Dr. Anna Gospodinova indicates five groups of contribution moments, namely:

- 1) *Complex and complete scientific-theoretical and scientific-applied research related to the territorial expansion of settlements in Bulgaria.* The nature has been clarified and the terminology has been refined in the context of the territorial growth of settlements, and the reasons and factors affecting these processes have been outlined. A monitoring system suitable for all management levels with a relevant evaluation methodology is proposed;
- 2) *Theoretical and scientific-applied research on spatial planning and territory management, sustainable and integrated urban development, and regional planning.* In this regard, a mixed-type model for functional zoning and one for land use in the large cities of Bulgaria is proposed. A project has been developed to improve the Integrated Information System for Cadastre and Property Registry in the country. The state of the urbanized territories in our country and others in the EU was studied;
- 3) *Theoretical and practical-applied contributions regarding the development of the territories of small municipalities in Bulgaria;*
- 4) *Study of the influence of the stadiums in Bulgaria on the socio-economic development of the territories.* In this regard, one of the models was modified, reflecting the relationship between the construction of stadiums for professional sports and the economic development of the territories. The socio-economic benefits of the processes of construction, reconstruction and management of football stadiums in the country, as well as the role and responsibility of public authorities in this process, have been studied;
- 5) *Theoretical and scientific-applied studies of construction business, real estate business and social infrastructure.* The advantages and disadvantages of the timeshare real estate business in our country, as well as the Laris MLS platform of

the real estate market are outlined. A modified integer model was constructed to maximize the return on investment in property packages.

I accept to a great extent the contribution nature of the presented scientific and scientific-applied contributions.

7. Critical notes, questions and recommendations.

Along with the many positive aspects of the candidate and characteristics of the scientific works with which he participated in the competition, some critical notes and recommendations for her future creative activity can be pointed out.

Thus for example, one can think about the more specific and clear formulation of the scientific contributions of the individual publications, especially to their applied nature.

One of my recommendations for the future scientific work of Chief Assist. Prof. Dr. Anna Gospodinova would be the preparation and publication of an author's textbook on the discipline "Cadastre and Property Register", which she leads independently to students in regular and distance learning. Secondly, the author's research regarding the structure of the territory and the growth of cities should be linked with the research of the trends of the residential real estate market in large cities in order to practically justify some of the proposed changes in the taxation of buildings in our country.

A question suitable for discussion and on which it is worth hearing Dr. Gospodinova's opinion is related to one of the theses of her independent monographic work regarding the "lack of a policy to regulate the growth of settlements in Bulgaria" and how she sees such regulation in the future.

The made notes and recommendations in no way detract from the value of the presented scientific works and do not change my overall positive opinion about the qualities and the work of the candidate in the competition.

8. Conclusion.

Taking into account the evidence presented about the results of the candidate's scientific and academic activity and contributions, as well as based on my personal impressions from our long-term acquaintance, I consider that the candidate in the competition for acquiring academic position "Associate Professor" in PF 3.8 Economics, scientific specialty "Economics and Management" (Structure of the Territory), promulgated in State Gazette, issue 57 from 22.07.2022 for the needs of the of Business, Investments, Real Estate Department in UE-Varna, **Chief Assist. Prof. Dr. Anna Zivkova Gospodinova meets all the quantitative and qualitative requirements of the LDASRB and I am convinced to vote "Yes" the awarding of the academic position "Associate Professor" by the scientific jury.**

Sofia, 25.10.2022

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.....
(Assoc. Prof. Dr. Dragomir Stefanov)

by Prof. Dr. Iordanka Hristova Iovkova

concerning a competition for the academic position of Associate Professor in the field of higher education 3. "Social, Economic and Legal Sciences", professional field 3.8. Economics, scientific specialty "Economics and Management (Territorial Planning)"

1. General information.

Prepared by: Prof. Dr. Iordanka Hristova Iovkova, Ph.D, Real Estate Department, UNWE, scientific specialty "Economics and Management" (Financing and Investments in Real Estate)

Reason for giving the opinion: Order of the Deputy Rector of the NIDRK of the Economic University, Varna No. RD-06-155/20.09.2022, Varna on appointment of the scientific jury and Decision of the Scientific Jury dated 27.09.2022 to appoint reviewers and preparation of opinions.

2. Data about the competition.

The competition for the academic position of Associate Professor in the field of higher education 3. Social, Economic and Legal Sciences in Professional direction 3.8 Economics, scientific specialty "Economics and Management" (Spatial Planning) was announced for the needs of the Department of Business, Investments, Real Estate at the Faculty of Economics of the University of Economics - Varna in State Gazette No. 57 of 22.07.2022.

3. Candidate.

In the announced competition participated one candidate - Assoc. Dr. Anna Zhivkova Gospodinova from the Department of Business, Investments, Real Estate at the Varna University of Economics. The professional and creative biography of the candidate fully corresponds to the profile of the professional field and scientific specialty. Her education (after graduating secondary education) and professional realization are closely and consistently related to the University of Economics, Varna - Bachelor's and Master's degree, PhD, Assistant Professor, Senior Assistant Professor. In the meantime, she also gained administrative experience at the Master's and Distance Learning Centres. Of great importance for her development is also the acquisition of the degree of "licensed real estate appraiser" (2006) and "agricultural land appraiser" (2005), as well as practical experience in this field of activity (from 2007 to the present). At the same time, she promotes knowledge and contributes to raising the educational level of those working in the real estate sector by participating as a lecturer in the training organized by the National Real Estate Association (NREA) on the profession of "broker". It is evident from the reference-declaration submitted by the candidate that as a lecturer and researcher she fully meets the minimum national requirements for the academic position of Associate Professor - she has successfully defended her dissertation (2010), the

necessary dissertation-related publications are available, she presents an independent monographic work, she has a significant number of scientific publications and citations.

4. General description of the scientific works submitted since the last procedure.

Principal Dr. Anna Gospodinova participated in the announced competition with 37 scientific publications presenting her research activity and including an independent monographic work, participation in 3 collective monographs, a scientific study, scientific articles and reports. All the publications are included in the National Reference List of Edited Publications maintained by NACID, and 20 of the publications are in refereed and indexed scientific journals. The publications are thematically and scientifically related to the scientific specialty of the competition. In terms of volume, they are quite sufficient. The content of the publications outlines the main directions of the candidate's research activity - spatial planning of settlements, urban planning, sustainable construction and development of the urban environment, effective management policies in the mentioned directions and other issues directly or indirectly related to the mentioned main directions. The issues addressed in the individual publications are developed in depth and in a sufficiently broad scope at a very good scientific level, using a clear and precise scientific style and language. The issues addressed are relevant for science and business practice, which are mostly present in a limited/partial way in the Bulgarian specialized scientific literature. In this respect the independent monograph with which Dr. Anna Gospodinova participated in the competition is indicative. It is an original study, well structured with a theoretical and analytical part, as well as containing well-founded proposals with sufficient concretization concerning the improvement of the management of the process of settlement expansion in Bulgaria. Both the monograph and the other publications of the candidate show the high degree of scientific awareness of Dr. Anna Gospodinova in the main areas studied, a good knowledge of the foreign literature, as well as of the best foreign practices, and also of the regulatory framework in our country, in a number of other countries and European legislation and regulations.

The candidate's publications characterize him as an established researcher in the above-mentioned research field, convincingly demonstrating his capacity and ability for both independent scientific work and teamwork.

5. General evaluation of teaching and learning work.

Chief Asst. Dr. Anna Gospodinova started her teaching work at the Department of Business, Investment, Real Estate as a lecturer in 2009. From the following year 2010 she continued her work in the Department as a full-time assistant professor, and from 2011 she has been a senior assistant professor. During this period of time she has entered in depth into teaching practice and has gained sufficient teaching experience to satisfy the requirements for the academic position of Associate Professor. In addition to seminar classes, in recent years she has also given lectures to Bachelor and Master students. The subjects in which she gives seminars and, in recent years, lectures, both at Bachelor's and Master's level, are related to the main areas of her research activity. This enables the results of research to be used in the process of teaching students. Sharing, especially empirical research, becomes a kind of bringing the learning process closer to business practice. In this respect, the participation of Dr. Anna

Gospodinova as a lecturer in the training of representatives of the real estate business in the courses organized by the NREA is also important. It provides an opportunity to exchange issues and opinions between science and practice and is used to enrich and update the teaching content of undergraduate and graduate courses. The same applies to Dr Anna Gospodinova's practice as a licensed real estate and agricultural land appraiser. The problems, search and finding solutions in the implementation of this activity reveal opportunities for enriching the educational content and bringing it closer to business practice.

The participation of Dr. Anna Gospodinova in three textbooks with six independent chapters complements the profile of the candidate for the academic position of associate professor as a fully developed lecturer with very good theoretical and practical training.

6. Identification of scientific contributions.

The acquaintance with the scientific production of Dr Anna Gospodinova makes it possible to identify certain contributions of a scientific, scientific-applied and practical-applied nature. They are a logical consequence of the achievement of the objectives of her scientific research and the scientific and applied results realized.

Principal Dr. Anna Gospodinova has presented a detailed summary of her scientific and scientific-applied contributions. I accept in principle the contributions and points of contribution formulated by the candidate. In my opinion, they could be summarized in the following main directions:

- Development of a problem, which is not very well covered in the Bulgarian specialized literature, related to the expansion of settlements and which includes introduction, clarification, enrichment and concretization of theoretical formulations, conceptual apparatus, methodological and methodically reference points from the scope of the mentioned topic, namely - expansion of settlements;
- Critical analysis of a significant volume of foreign literature on all the main areas of the candidate's research work, through which it reveals and provides an opportunity for the promotion, acceptance and assimilation of phenomena, processes, concepts, categories, problems and approaches relevant in the European / world scale to justify solutions;
- Professional and targeted application of known and adapted analytical approaches and methods, through which a number of publications have made in-depth diagnosis of problematic situations, e.g. in the growth of settlements, in the functional zoning of non-urbanized areas, in the assessment of land use, in the development of the territories of small municipalities, in the study of the interrelationship between the property sector as a whole and social infrastructure, etc.;
- Demonstration of creativity and creative thinking in the adaptation and modification of approaches, methods and models applied, e.g. in the analysis and assessment of urban sprawl, in the modelling of the relationship between the construction of stadiums and the economic development of territories, in the modelling of the maximisation of returns from investment in real estate packages, etc.;

- Accurately articulating and justifying own opinions and innovative thinking on important new and/or controversial issues. On this basis, constructing original logical and informational models, e.g. for monitoring territorial sprawl, a mixed model for functional zoning, an idea for an integrated information system for the cadastre and the property register in Bulgaria, a method for measuring the efficiency of resources used, etc.

7. Critical remarks, questions and recommendations.

I have no specific critical remarks, both in terms of content and formality, on the scientific publications presented and on all the documentation related to the competition.

In terms of comments and recommendations, my opinion is that it would be appropriate and useful to expand/extend the analysis of the settlement growth in Bulgaria into a comparative analysis of the settlement growth in Bulgaria and selected European countries. I also believe that since in the publications of the head Dr. Anna Gospodinova's publications reasonably and correctly investigate/analyze a number of cause-effect relationships, this provides an opportunity for future research to expand the scientific toolbox with the use of mathematical, statistical and other modern analytical and predictive tools.

I have the following questions for the candidate for the academic position of Associate Professor:

- given the current state of the growth of settlements in Bulgaria and the need to regulate this process, is it necessary to develop a national strategy for this and if so, what should be the main elements of its construction;

- what is the role of PPP in the regulation of the settlement growth in Bulgaria and what problems would arise in its possible implementation.

8. Conclusion

The scientific publications and the documentation submitted in connection with the competition, including all the necessary evidence materials, show convincingly that the research and teaching work of As. Dr. Anna Gospodinova can be **positively** evaluated. They characterize her as an established researcher and university lecturer in the academic community, and through her assessment practice and as a lecturer outside the university, she has public recognition among the business community. In this way she contributes to the image of the University of Economics, Varna and specifically - the Department of Business, Investment, Real Estate.

The foregoing gives me reason to vote **convincingly positive** and to propose to the distinguished members of the scientific jury to vote positively for the Dr. Anna Zhivkova Gospodinova to take the academic position of Associate Professor in the field of higher education 3. "Social, Economic and Legal Sciences", professional field 3.8. Economics, scientific specialty "Economics and Management (Territorial Planning)".

26.10.2022 г.

Sig
/Prof. Dr.Iordanka Iovko

Заличена информация съгласно
ЗЗЛД и регламент (ЕС) 2016/ 679

OPINION

on the materials submitted for participation in the competition
for the academic position "Associate Professor"
of the University of Economics - Varna

1. General information

The opinion was prepared by: Associate Professor Dr. Mariya Radoslavova Stanimirova, University of Economics – Varna, field of higher education 3.8 "Economics", professional field "Economics and management (agriculture)".

Grounds for giving an opinion on the competition: order N: RD-155 of 20.09.2022 of the Vice-Rector for Research and Professional Development of UE-Varna

2. General presentation of the procedure

Field of higher education: 3.8. Economy

Professional field: Economics and Management (Territory Planning)

Faculty and department in which the competition is announced: Faculty of Economics at the University of Economics - Varna, department "Business, Investments, Real Estate". In the competition for Associate Professor, announced in the *State Gazette, no. 57 of 22.07.2022* and on the website of the University of Economics – Varna, the only candidate participated is Chief Assistant Dr Anna Zivkova Gospodinova from UE-Varna.

3. General presentation of the candidate

Anna Zivkova Gospodinova graduated consecutively with a bachelor's degree, a master's degree and a PhD in the Department of "Economics and Construction Management" (now "Business, Investments, Real Estate") at the University of Economics - Varna. She has 13 years of academic experience, and since 2011 she has held the position of Chief Assistant at the Department of "Business, Investments, Real Estate" at UE-Varna.

The candidate has significant teaching, research and practical experience in the field of this competition. She is a certified appraiser in the fields of "Real Estate" and "Agricultural

Land" with serious practical experience in the indicated fields for more than 15 years. From 2017 to the present, she has been a lecturer in training courses for the "broker" profession, specialty "Real Estate" at the National Association of Real Estate in Bulgaria.

For participation in the competition, the following are submitted: an **independent monographic work** (in accordance with all the requirements of Article 71 of the PRAS in IU-Varna), three co-authored monographs, one scientific study, 10 scientific articles, 13 scientific reports in refereed and indexed editions, with scientific reviewing. The scientific publications fully correspond to the announced competition and are in the field of economics and management of real estate and territories.

The set of materials/ papers presented by the candidate on paper/electronic media is in accordance with the Regulations for the Development of the Academic Staff at the University of Economics - Varna and includes the following documents:

- Curriculum vitae (CV);
- List of scientific publications, including certificate of fulfillment of the minimum national requirements - scientometric indicators;
- Citation Reference;
- Summaries of scientific publications in Bulgarian and English;
- Publications on paper/electronic media;
- Main habilitation work - monograph;
- References on the study load for the last two years, respectively in the Bachelor's and Master's programs;
- Other documentation, according to the requirements of the Regulations for the development of the academic staff at the University of Economics - Varna.

4. General description of the presented scientific works

The candidate Ch. Associate Professor Anna Gospodinova has submitted a total of 28 scientific publications, of which one independent monograph, participation in three co-authored monographs, one independent study and 23 research works in the form of studies, articles and reports. All the mentioned 28 scientific works are accepted for the preparation of the opinion, as they are not part of the candidate's dissertation. Of the scientific publications under the competition, 46.4% (13 items) are independent and the remaining 64.6% are co-

authored. The relative share of scientific publications abroad is 32% (of which 1 co-authored monograph, 4 scientific reports and 4 scientific articles).

In addition to the mentioned scientific works, participation in 3 textbooks and teaching aids is also reported, in the field of territorial planning, real estate economics and urban planning (with a total volume of contributions of 129 standard typewritten pages).

A reference to scientometric indicators is presented, of which the following refer to the problems of the competition:

- in section I: Monograph with a volume of 150 standard typewritten pages ;
- in section II: Monographs and studies (three monographs in co-authorship and one independent study) with a total volume of personal participation 90 standard typewritten pages;
- in section III: Scientific articles (including 5 independent) with a total volume of personal participation 91 standard typewritten pages;
- in section IV: Scientific reports (including 6 independent ones) with a total volume of personal participation - 72 standard typewritten pages.

For participation in the competition, a reference showing 20 citations of the applicant's scientific publications is attached, of which 5 citations are from authors abroad.

In the candidate's scientific research work, there are clear points of contribution, both in the direction of the theoretical-methodological framework of real estate management, territorial planning, the real estate market and its information security, etc.

The main monographic work, on the topic "Territorial expansion of settlements in Bulgaria - modern dimensions and management policies" has a total volume of 150 pages. The publication is a study of the processes of growth and development of the urbanized territory of some settlements in Bulgaria, drawing attention to the negative consequences in economic, social and ecological terms for territorial development and the need for a clear policy of regulation and control.

The first chapter of the monograph presents the theoretical and methodological issues of the territorial expansion of settlements. A classification of influencing factors and a systematization of international normative acts are presented.

The second chapter analyzes the growth of settlements in Bulgaria, based on a foreign methodology adapted for this purpose. A sufficiently long period for the analysis of the empirical study is covered, namely the period 2000-2018.

The third chapter directs attention to an analysis of good European practices for limiting the growth of settlements. On this basis, a system for monitoring territorial expansion in Bulgaria at the national and regional (district) level is proposed.

The candidate has substantial practical experience and knows well the specialized literature and the normative framework in the field of urban analysis, territorial development and public works. The proposed instruments and mechanisms for monitoring and policy guidelines in the field of territorial development are substantiated.

5. General assessment of teaching and learning experience

From the submitted reports on the auditorium occupancy of Ch. Ass. Professor Anna Gospodinova, for the last two years, maximum workload can be seen in OCS "Bachelor" - an average of 266 hours of workload per year. In addition, in OCS "Master" the workload is an average of 100 hours of employment per year.

Ch. Anna Gospodinova, assistant professor, gave lectures on 5 academic disciplines at the Bachelor's College of Education and 2 at the Master's College of Education. All of them, as a subject, are in the field of the announced competition for associate professor.

6. Identified scientific contributions

In the reference submitted for participation in the "docent" competition, the scientific and scientific-applied contributions are summarized in five main directions, namely: 1) territorial expansion of settlements in Bulgaria; 2) spatial planning and territory management, sustainable and integrated urban development and regional planning; 3) development of the territories of small municipalities in Bulgaria; 4) influence of the stadiums in Bulgaria on the socio-economic development of the territories and 5) development of the construction business, real estate business and social infrastructure.

The reference to the defined contributions correctly reflects the main achievements of the candidate for participation in the competition for associate professor and enriches the existing knowledge in the specified fields.

7. Critical notes, questions and recommendations

I have no critical remarks and recommendations.

8. Conclusion

The documents and materials submitted by Chief Assistant Professor Dr Anna Zhivkova Gospodinova, , **meets all** the requirements of the Law on the Development of the Academic Staff in the Republic of Bulgaria (RASRB), the Regulations for the Implementation of the RASRB and relevant Regulations of University of Economics - Varna.

The candidate in the competition has submitted a **sufficient** number of scientific works published after the materials used in the defense of the Scientific degree "Doctor" and the competition for the position of "Chief Assistant". The candidate's works contain original scientific and applied contributions, which have received international recognition as a representative part of which has been published in journals and scientific journals published by international academic publishers. Her theoretical developments have practical applicability, and most of them are directly oriented to the educational work. The scientific and teaching qualifications of Anna Zhivkova Gospodinova **are unquestionable**.

The results achieved by Dr. Gospodinova in the educational and research activities **fully** correspond to the Regulations for the development of the academic staff of the University of Economics - Varna.

After getting acquainted with the materials and scientific works presented in the competition, analysis of their significance and the scientific and scientific-applied contributions contained in them, I find it completely justified to give my **positive** assessment and with full conviction to recommend the respected Scientific Jury to vote for this level and to propose to the Faculty Council of the Faculty of Economics to choose Chief Assistant Dr Anna Zhivkova Gospodinova to the academic position of "Associate Professor" at the University of Economics - Varna in professional field 3.8 Economics, in the professional field "Economics and Management (Territory Planning)".

27. 10. 2022

Заличена информация съгласно
ЗЗЛД и регламент (ЕС) 2016/ 679
Prepared the opinion :

/Assoc. Prof. Dr. Maria R. Stanimirova/