

STATEMENT

by

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REGARDING:

The PhD dissertation of **Arch. Dipl. Eng. STOYAN GEORGIEV TODOROV** for the award of the educational and scientific degree of "Doctor" (PhD) on the topic: "**ORGANIZATIONAL MODELS FOR BUILDING CREATION IN BULGARIA AND BAVARIA AND FORMATION OF THE PROFESSIONAL TASKS OF ARCHITECTS**", scientific specialty "Architecture of buildings, structures, facilities and details", professional field 5.7. Architecture, Civil Engineering and Geodesy. The PhD student developed his dissertation work in an independent form of study in the Department of "Architecture and Urbanism" at the Faculty of Architecture of VFU "Chernorizets Hrabar", Varna, within the study period established pursuant to Rector's Order No. 267, from 05.2023 to 05.2026.

This statement is submitted in my capacity as:

- A member of the Scientific Jury appointed by Order No. 338 of 23.06.2026 of the Rector of VFU "Chernorizets Hrabar", pursuant to Art. 4, para. 2 of the Development of Academic Staff in the Republic of Bulgaria Act (DASRBA), the Regulations for the Implementation of DASRBA, and Art. 2 of Ordinance No. 12 on the Acquisition of the Educational and Scientific Degree "Doctor" and the Scientific Degree "Doctor of Science" at VFU "Chernorizets Hrabar".
- Pursuant to the decision of the Scientific Jury from its first meeting.

The submitted work includes a cover page, title page, copyright statement, table of contents, introduction, main text consisting of five chapters, conclusion, list of personal publications on the topic, bibliography, glossary of terms, list of abbreviations, list of figures and appendices, and a declaration of originality and authenticity.

INTRODUCTION:

- **Relevance:** Need to investigate the balance between public and private interests in the construction sector in Bulgaria and Bavaria and its impact on the quality of the living

environment.

- **Conceptual Context:** Quality of the living environment as a result of the architect's activity and the selection of an optimal organizational model (cost-quality ratio).
- **Object of the Study:** Buildings in Bulgaria and Bavaria as a product of specific construction cultures, framework conditions, and interactions between architects and clients.
- **Subject of the Study:** Historical evolution of the architectural profession; interests and tasks of participants in the investment process; patterns in building realization and the architect's role in balancing public and private interests.
- **Scope:**
 - **Thematic:** Historical processes, professional design tasks, and organizational models in Bulgaria and Bavaria.
 - **Temporal:** From the late 19th century to 2025.
 - **Spatial:** Bulgaria and Bavaria, accounting for European influences on their construction systems.
- **Research Problem:** Institutional and business distortions in Bulgaria disrupt the balance between public and private interests, devaluing the architectural profession and worsening the quality of the living environment. The study analyzes this problem through a comparative parallel with the sustainable Bavarian model.
- **Objective:** To establish the patterns in practicing the architectural profession and selecting organizational models in Bulgaria and Bavaria, determined by specific framework conditions, as well as their reflection on the state of the living environment.

RESEARCH TASKS

The tasks include: Comparative historical analysis, Socio-economic analysis, Derivation of general realization models in Bulgaria and Bavaria, Methodological contributions, Technological implementation.

Working Hypotheses

- **First Hypothesis:** The architect in Bavaria is a generalist. In Bulgaria, the architect is marginalized, which degrades the quality of the built environment.
- **Second Hypothesis:** The dominance of private over public interest distorts the roles of participants in the construction process and worsens the living environment.
- **Third Hypothesis:** The Bulgarian institutional and business environment maintains this

imbalance by restricting the client's rights, stripping the architect of their leading function, and enforcing collective responsibility.

- **Fourth Hypothesis:** Domestic distortions can be overcome by restoring the architect as a generalist and providing clients with a free choice of realization models.

Research Methods and Tools

A holistic comparative approach is applied, combining three groups of tools:

- **Theoretical:** Methods from Systems Theory, interdisciplinary studies, systematization, comparison, and synthesis.
- **Qualitative Empirical:** Surveys, study of statistics, archives, judicial decisions, regulatory documents, and practical case studies.
- **Experimental:** Development of models, study of administrative and judicial procedures, a new digitized business process, and software application.

Expected Contributions of the Study

The main contribution is revealing sustainable patterns in practicing the profession through an analysis of framework conditions and the balance of interests.

Auxiliary contributions:

- Historically explained roles of architects in both cultures.
- Derived general reference models for selecting an optimal construction process organization.
- Developed practical approach for reforming framework conditions in Bulgaria.

Target Audience and Research System

- **Target Audience:** Participants in the construction process, professional organizations, branches of government (legislative, executive, judicial), and academic circles.
- **Research System:** A complex interdisciplinary work connecting historical parallels and objective patterns in Bulgaria and Bavaria with proposed practical action tools.

CHAPTER I: Historical Metamorphoses of the Professional Tasks of Architects in Bulgaria and Bavaria

1. **Introduction and Methodological Framework:** Traces the historical development of the architectural profession, analyzing how political and economic societal transformations alter the architect's role.
2. **Chronological Analysis of Bulgarian Construction Culture:** Divides development in Bulgaria into five main historical periods:

- A. Post-Liberation Period to World War I (1878–1918)
- B. Interwar Period (1918–1945)
- C. Socialist Period (1945–1989)
- D. Post-Socialist Period (1989–2007)
- E. EU Membership Period (2007–present)

3. Evolution of the Regulatory Framework and Architect's Role in Bulgaria:

- **Rules for Building Private Structures (1881):** First introduced the requirement for the owner to explicitly designate an architect to "oversee the work" (distinguishing supervision from control).
- **Urban Planning Act (1897):** Drafted by Eng.-Arch. Georgi Nenov following a French model, balancing administrative, technical, and sanitary requirements.
- **Territorial and Urban Planning Act (TSUA - 1973):** Entirely political/planned; split investment projects into separate "parts," transforming the architect from a "generalist" into a narrow specialist.
- **Figure of the Chief Architect:** Transformed from a purely technical figure under TSUA into an institution burdened with severe conflicts of interest (especially under ZUT), simultaneously combining creative coordination, administrative approval, control, and sanctions.

4. Development of the Profession in Bavaria (Germany): Examines Bavarian construction culture where trial principles and the architect's role are permanently institutionalized:

- **Architect as Generalist:** Coordinator of the entire construction process from concept to commissioning.
- **HOAI System:** Professional tasks are described in "Basic Activities" (nine design/execution phases) and "Special Activities," ensuring clear, non-duplicated responsibility.
- **Four-Eyes Principle (Vieraugenprinzip):** Shared responsibility is permitted solely in key public safety phases: structural stability and fire safety.

Key Conclusions from Chapter I: Bulgarian architects are alienated from their authentic calling as leading figures and guarantors of built environment quality. In Bavaria, building law is structured to maintain a constant balance between public good and private initiative.

CHAPTER TWO: Regulatory Framework Conditions for Practicing the Architectural Profession in Bulgaria and Bavaria

1. Analyzes differences through the Davos Process (2018) lens, the European doctrine of *Baukultur* ("High Construction Culture"), conflicts of interest between investor and contractor, and the architect's role in both systems.
2. Arch. Todorov examines European regulation and its internal contradictions: EU legal framework, unified academic education standards.
3. Examines protection of professional titles and market access.
4. Examines market segmentation, Copyright, "Author's Supervision," and significant operational differences.
5. Arch. Todorov examines the concept of "Project" and construction management across both construction cultures, identifying fundamental conceptual differences.

Main Conclusion: Demonstrates how Bulgaria's object-oriented, bureaucratic approach distorts the investment process, whereas Bavaria's process-oriented model assigns total responsibility to the architect.

CHAPTER THREE: Administrative, Judicial, and Business Practices Shaping Framework Conditions in Bulgaria and Bavaria

Main Objective and Thesis: Compares distorted framework conditions (regulatory, administrative, judicial, business) in Bulgaria against the Bavarian model:

- **Bulgaria:** Lobbyist legislation combined with arbitrary administrative decisions, cartel agreements, weak preliminary control, and "parasitic" supervisory and consulting firms.
- **Bavaria:** Entirely anti-corruption, market-oriented legislation with a narrowly defined circle of participants. State bodies strictly safeguard public-law interest, while the architect assumes full personal legal responsibility for project compliance.

CHAPTER FOUR: Patterns in the Realization of Building Creation Endeavors in Bulgaria and Bavaria

1. **Regulatory Base & Social Role:** Bulgaria experiences frequent changes, contradictory regulations, and unpredictable administrative/judicial practices. Bavaria utilizes a stable system delegating powers to local self-government, prioritizing the public-private interest balance.
2. **"Project" Definition & Functions:** Bulgaria shifts focus from the end goal (a quality

building) to obtaining a construction permit, destroying client trust. Bavaria binds the architect in "Phase 0" to define costs, quality, and timeframes under a single responsible architect.

3. **Design Structure & Control:** Bulgaria relies on pre-construction control, splitting projects into fragmented parts checked repeatedly by consultants, diluting liability. Bavaria inspects the constructed physical asset rather than paper documentation, evaluating only basic conceptual aspects for public interest. Only 3 mandatory entities participate: client, designer, contractor.
4. **Industry & Crafts:** Highlights high specialization among Bavarian construction firms versus non-profiled entities in Bulgaria.

CHAPTER FIVE: Role of the Architectural Profession in Balancing Public and Private Interests in Bulgaria

1. **Market Environment Issues:** Uninformed selection of construction models by clients causes chaos and corruption in public procurement. Institutional flaws perpetuate collective irresponsibility.
2. **European Concept of *Baukultur*:** Architecture treated as a public interest resource, emphasizing cultural, social, and ecological values over short-term profits.
3. **Proposed Reforms:** Redefine the architect-generalist as the client's trusted representative; introduce digital building logbooks, open public project registries, and mandatory Continuing Professional Development (CPD) credit systems.
4. **Author's Original Service Model:** Developed using Design Thinking and Mind Mapping methodologies.

CONCLUSION

- **Main Finding:** Reveals a deep connection between construction sector structure, legal environment, architect status, and environmental quality. High construction culture demands a public-private balance where the architect plays a pivotal role.
- **Bavarian Model:** Clear rules, traceable liability, architect functioning as trusted generalist.
- **Bulgarian State:** Post-WWII reduction of architects to narrow drafting roles led to fragmented activities, blurred responsibility, and flawed practices.

Scientific and Applied Contributions

- Graphical formulation of core organizational models.

- Regulatory and professional organization reform proposals.
- Digital tool: *ARCHModels* web application (www.models.iqvolution.ws).

Applicability: Relevant for state/municipal institutions, professional bodies, academia, and the general public.

ABSTRACT OF THE DISSERTATION:

The 74-page abstract fully satisfies standard regulatory requirements, succinctly summarizing the key theoretical and practical contributions.

REMARKS AND RECOMMENDATIONS

- The author cites numerous regulatory paragraphs verbatim in the body text. I recommend moving these detailed citations to appendices to streamline readability and reduce overall text volume.
- I encourage the candidate to publish his research in peer-reviewed, indexed architectural journals. The work demonstrates high scientific potential and research independence.

FINAL CONCLUSION

The dissertation submitted by Arch. Dipl. Eng. STOYAN GEORGIEV TODOROV meets all quantitative and qualitative criteria of Art. 27, para. 2 of the Regulations for the Implementation of DASRBA and Art. 47, para. 2 of VFU Ordinance No. 12. Pursuant to Art. 48, para. 1 of Ordinance No. 12, I declare no uncredited use of third-party publications was found.

I consider the work fully completed and independently developed, complying with all statutory requirements of DASRBA and VFU "Chernorizets Hrabar".

As a member of the Scientific Jury, I cast a positive vote "**FOR**" awarding the educational and scientific degree of "**DOCTOR**" (**PhD**) to Arch. Dipl. Eng. STOYAN GEORGIEV TODOROV.

25.08.2026

Reviewer:

Assoc. Prof. Dr. Arch. Plamen Petrov