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URBAN TRANSFORMATIONS AND THE CONTRIBUTION OF DEVELOPMENT COMPANIES TO SUSTAINABLE CITIES

In modern cities, ensuring sustainable development is becoming a key task, and cooperation between municipalities and development companies is becoming particularly important. Analysis shows that partnerships between cities and businesses in the field of urban infrastructure development have great potential for creating a comfortable and environmentally safe urban environment. Effective interaction promotes the coordination of spatial, socio-economic and environmental priorities, allowing for a balance between the interests of the community, the state and business. The main challenges remain the coordination of the parties' goals and priorities, the complexity of the regulatory framework, bureaucracy and the high time costs of obtaining permits. The proposed strategies for overcoming these obstacles include the creation of platforms for regular dialogue, joint working groups, the use of financial incentives, and the development of a favourable regulatory environment. Examples of successful cooperation between cities and developers around the world – notably in Vancouver, Rotterdam, Pittsburgh and Malaysia – demonstrate the effectiveness of integrating innovative technologies, green solutions, energy-efficient construction and cultural heritage preservation. Development companies play a strategic role in transforming industrial areas into residential and mixed-use spaces, creating “new cities” with high standards of environmental friendliness and comfort.

The study shows that most scientific work in this field is qualitative in nature, based on case studies, interviews and analysis of archival materials, while the discipline of business management remains underrepresented. The geographical coverage of the research is mainly focused on Europe, Asia and North America, which highlights the need to expand regional examples for a global understanding of sustainable urban development. The main findings indicate that development companies play a key role in the implementation of green technologies, energy-efficient construction, and the development of social and transport infrastructure, which contributes to improving the quality of life of residents, preserving the environment, and ensuring social harmony. Further research, including quantitative methods, can provide more objective and scalable assessments of business performance in the field of sustainable urban development.

Keywords: *sustainable urban development, development companies, urban infrastructure, green economy, energy-efficient construction, social infrastructure, Smart Sustainable City, public-private partnerships.*

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Problem statement. Urbanisation constitutes a fundamental component of contemporary social transformations. This process involves the conversion of rural areas into urban spaces, accompanied by the expansion of cities, the development of infrastructure, and the growth of urban populations. Global projections indicate that by 2050, approximately 68% of the world’s population will reside in urban areas. This trend presents significant challenges for urban planners, architects, and development companies, while simultaneously offering new opportunities to ensure the sustainable development of urban environments.

Development companies occupy a central role in this context. Their responsibilities extend beyond the construction of residential and commercial properties to actively shaping urban infrastructure, transportation systems, and green spaces. The activities of these companies are directly linked to economic growth, environmental sustainability, and social cohesion within urban areas.

Primarily, development companies are tasked with creating new living spaces that adhere to contemporary standards of comfort, energy efficiency, and environmental safety. To achieve this, they invest in innovative technologies, including energy-efficient construction materials, renewable energy systems, and intelligent building management solutions. The integration of such technologies contributes to reducing carbon dioxide emissions, enhancing the energy efficiency of urban buildings, and improving both the ergonomics and overall harmony of living spaces.

Moreover, development companies play a pivotal role in the advancement of transport infrastructure, a key determinant of sustainable urban development. Investments in new roads, bridges, public transport systems, and bicycle lanes facilitate the reduction of traffic congestion, improve environmental conditions, and enhance the quality of life for urban residents. The implementation of modern transport solutions, such as electric buses, trams, and subways, further mitigates air pollution and noise levels in urban settings. Concurrently, the development of green spaces and parks represents an essential component of sustainable urbanisation. Development companies actively engage in projects aimed at greening urban areas and establishing recreational facilities. Such initiatives not only enhance the aesthetic quality of cities but also contribute to mitigating the urban heat island effect, improving air quality, and promoting active recreation among the population. Additionally, urban green spaces play a critical role in preserving biodiversity within city environments.

The social dimension of development companies' activities is equally significant. These companies contribute to the creation of social infrastructure, including the construction of schools, hospitals, cultural centres, and sports facilities. Such developments improve the quality of life for urban inhabitants and ensure equitable access to essential social services. Furthermore, development companies actively participate in providing affordable housing, a crucial factor for social stability and justice within cities.

In conclusion, development companies exert a substantial influence on the economic development, environmental sustainability, and social harmony of urban areas. Their adoption of advanced technologies, investments in transport infrastructure, and promotion of green spaces constitute key elements of their contribution to sustainable urban development. Through effective collaboration with governments, local communities, and other stakeholders, development companies can make a significant impact in creating urban environments that are comfortable, safe, and environmentally responsible for future generations.

Formulation of the article's objectives. The purpose of this study is to determine the role of development companies in ensuring sustainable urban development. The study focuses on analysing the impact of development companies' activities on economic growth, environmental sustainability, and social harmony in urban environments. This will enable us to identify key areas where development companies can contribute to sustainable urban development. To achieve this goal, the following tasks should be completed:

- Assess the role of development companies in the development of urban infrastructure, particularly in the construction of residential, commercial, and green spaces.
- Determine how development companies influence economic growth in cities, the creation of new jobs, and the investment climate.
- Consider how the activities of development companies contribute to improving social infrastructure and the overall quality of life of the urban population.
- Develop recommendations for development companies on implementing sustainable development, considering various aspects of urbanisation.

These tasks will help to comprehensively assess the role of development companies in urbanisation processes and develop strategies aimed at ensuring the sustainable development of urban environments in a global context.

Analysis of recent research, publications, materials, and methods. An analysis of recent publications indicates that the ontology of scientific perspectives concerning the involvement of development companies in urban environment development is inherently dualistic. On one hand, development companies aim to maximise profits from their activities, which is consistent with the fundamental objective of any business to optimise revenue. On the other hand, environmental protection has become a priority at global, national, regional, and local levels, necessitating that all stakeholders in the urban planning process—including authorities, the public, and businesses—incorporate sustainability considerations into their strategies [7].

The examination of the 2030 Sustainable Development Goals, alongside the adoption of green economy concepts and strategies within the EU at both supranational and regional levels, as well as action plans extending to 2050, underscores the need to integrate declared regulatory standards and criteria into spatial planning. This entails the implementation of green building codes and the provision of land and financial incentives for developers [1].

In pursuit of the Sustainable Development Goals outlined by the United Nations, development companies are assigned a pivotal role. They are responsible for designing and delivering products and services that enhance access to sustainable buildings, transportation, green spaces, and urban utilities, while simultaneously supporting the protection and investment in cultural and natural heritage. Contemporary geo-urban development is difficult to conceptualise without the active participation of development companies, whose responsibilities include minimising the environmental impact of construction and improving the overall quality of life for urban residents. These objectives can be achieved through effective collaboration with governmental and local authorities, engagement with public institutions, and the adoption of managerial and innovative urban planning decisions grounded in a landscape-adaptive paradigm [5].

Current trends in the planning of "new cities" primarily focus on the renovation and redevelopment of industrial zones, the restoration and sustainable devel-

opment of urban areas in accordance with the principles of Smart Sustainable Cities, and the application of innovative technologies that promote sustainable urban planning and resource management [2, 3, 6].

The following sections will discuss the research materials and methods.

Materials and methods. In investigating the impact of development companies on the sustainability of cities, a range of methodological approaches is employed to ensure a comprehensive analysis and evaluation of their activities. The primary methods include analysis and synthesis, which facilitate the decomposition of development companies' activities into fundamental components. Analysis enables a detailed examination of specific aspects, such as the construction of residential and commercial properties, the development of transportation infrastructure, and the establishment of green spaces. Conversely, synthesis allows for the identification of interrelationships among these aspects and the formation of a holistic understanding of their influence on sustainable urban development.

Quantitative analysis is applied to process extensive datasets, encompassing statistical information on construction activity, economic growth, energy consumption, and environmental indicators. The utilization of statistical methods permits the identification of trends, the assessment of development companies' contributions to urban sustainability, and the quantitative measurement of the outcomes of their initiatives. The descriptive method is employed to elucidate the specifics of development projects and initiatives, facilitating the detailed presentation of individual project characteristics, including architectural solutions, the application of innovative technologies, measures to reduce carbon emissions, and other environmental initiatives.

The inductive method is used to derive theoretical generalisations from empirical observations of development companies' activities, enabling the recognition of common patterns and trends. In contrast, the deductive method tests hypotheses formulated from these generalisations through logical reasoning and the analysis of specific instances. The case study method allows for an in-depth examination of particular examples of successful development projects that have contributed to sustainable urban development. Analysis of such cases aids in identifying key success factors, best practices, and potential challenges.

This comprehensive methodological framework facilitates a thorough assessment of the role of development companies in promoting sustainable urban planning, encompassing economic, environmental, and social dimensions of their activities. Moreover, it contributes not only to the systematisation of existing knowledge but also to the generation of innovative ideas and solutions aimed at enhancing the quality of life in urban environments.

Results and discussion. Modern cities are striving to achieve sustainable development, and it is becoming increasingly clear that cooperation between cities and development companies is crucial. This partnership has enormous potential for creating vibrant and comfortable urban environments that benefit both cities and developers. Effective interaction between municipal structures and development companies is a key factor in sustainable urban development. Such cooperation facilitates the coordination of spatial, socio-economic, and environmental priorities, enabling a balance between the interests of the community, business, and the state. The formation of partnerships between the public and private sectors requires precise regulation, transparent procedures, trust, and a shared vision for the development of the urban environment. Practice shows that systemic communication, integrated planning and orientation on the principles of sustainability are prerequisites for the successful implementation of urban projects and improving the quality of life of the population. When cities and developers collaborate for sustainable growth, the benefits can be substantial. For cities, this means improving the quality of life for residents, increasing economic opportunities, and attracting investment. Developers gain a competitive advantage in the market by attracting environmentally conscious buyers and contributing to the overall well-being of the community. Prioritising sustainable practices creates a win-win situation, paving the way for long-term development and prosperity. Despite the apparent benefits of cooperation between cities and development companies, there are several challenges that need to be overcome.

The main challenge is aligning the goals and objectives of both parties. Cities may have different priorities, such as affordable housing and preserving green spaces, while developers may focus on expanding their market and maximising profits. Overcoming this discrepancy requires open and transparent communication, as well as a shared vision of sustainable growth. Another problem is the complexity of regulations and bureaucracy. The process of obtaining permits, complying with zoning laws, and meeting environmental standards can be costly and time-consuming. Simplifying these processes and providing clear guidelines can facilitate cooperation and accelerate the implementation of sustainable projects [7].

Several strategies can be used to promote practical cooperation between cities and developers. A platform for regular dialogue and consultation is needed. This could take the form of joint working groups, public-private partnerships, or advisory committees. It is also important to explore creative financing options, including the use of public-private financing mechanisms such as tax incentives to support sustainable projects. Creating a favourable regulatory environment is also key. Governments can implement policies that promote sustainable development, streamline approval processes, and offer incentives for developers who incorporate environmental measures. Some cities around the world are successfully collaborating with developers to achieve sustainable development. One example is the partnership between Vancouver and the Southeast False Creek area, where the city and developers have transformed a former industrial zone into a vibrant, mixed-use environment with a focus on sustainability. Another example is the collaboration between Rotterdam and De Rotterdam Development, where the city and the developer have created a sustainable and iconic building that has become a model for urban renewal. The Pittsburgh Urban Renewal Authority (URA) is an exemplary model of how cities can collaborate with developers to enhance their

communities by fostering sustainable and vibrant urban environments. Government policies play a crucial role in facilitating collaboration between cities and development companies.

Setting clear sustainability goals and providing incentives can encourage developers to incorporate sustainable practices into their projects. For example, cities can implement green building codes that require energy-efficient solutions, or provide land and financial incentives to developers who prioritise sustainable development [1].

1. When partnering with developers, cities must consider several key aspects to ensure successful cooperation. It is essential to clearly articulate their vision and goals for sustainable development and identify priorities such as housing, renewable energy, or green spaces. Transparency and accountability are also essential. Establishing clear guidelines and indicators for evaluating the success of sustainable projects will help ensure that developers adhere to sustainability standards. Community involvement in the decision-making process is also key.

By involving residents and the business community in discussions, it is possible to foster a sense of ownership and ensure that projects meet the community's needs. Sustainable development offers a wide range of benefits for communities and the environment. From a community perspective, sustainable development improves quality of life, housing affordability, and social cohesion by creating healthy and livable neighbourhoods with access to green spaces, public transportation, and essential services. From an environmental perspective, sustainable development reduces carbon footprints, conserves natural resources, and protects biodiversity by promoting the use of renewable energy sources and energy-efficient buildings. Several tools and resources are available to facilitate collaboration between cities and developers. One such tool is the LEED certification system, which provides a framework for designing and constructing sustainable buildings. LEED certification is a globally recognised standard that encourages developers to incorporate energy efficiency, water conservation, and the use of sustainable materials into their projects. Another organisation is ICLEI, which supports cities in their sustainable development efforts by providing access to best practices, training, and opportunities for collaboration with developers.

In light of rapid urbanisation, development companies play an essential role in shaping sustainable urban development. They are becoming key players in creating the infrastructure needed to meet the needs of urban populations, while promoting economic development and productivity, which generates more than 80% of global GDP. However, urbanisation also brings significant challenges, including air pollution and rapid population growth, which can lead to the formation of slums and unplanned urban sprawl. Developers have great opportunities to innovate in construction, transportation, green space creation, and utility provision. They can invest in sustainable buildings and infrastructure, promoting access to housing, transportation, and improving the quality of urban services. In addition, developers can contribute to the preservation of cultural and natural heritage by investing in environmental protection and supporting museums and other historical sites. In Malaysia, where the urban population is 77.2% and continues to grow, urbanisation has led to an increase in greenhouse gas emissions and growth in motor vehicle transport. The ASEAN Smart Cities Network has been established in this region to promote the development of sustainable and innovative urban solutions. To achieve the UN's Sustainable Development Goal 11, development companies must demonstrate intent, ambition, consistency, collaboration, and accountability in their actions. They must develop and implement products and services that promote access to sustainable buildings, transportation, green spaces, and utilities, while also protecting and investing in cultural and natural heritage. The activities of development companies in the field of sustainable urban development have not only a domestic but also a global dimension, affecting health, education, energy, decent work, and equality, as well as actions related to climate change and the conservation of life on land. Successful actions in this area can ensure prosperity and stability at the national level, improving the quality of life in urban areas [8].

In this context, development companies play a key role in implementing these ideas through projects that focus on creating environmentally friendly, energy-efficient, and climate-resilient urban facilities. In light of globalisation, cities are under pressure not only from internal but also external influences, such as population migration, economic changes, and environmental challenges. Developing infrastructure that can adapt to these changes and ensure sustainable use of resources is becoming crucial. Development companies have a unique opportunity to lead the way in creating such spaces, as they design and build most of the urban infrastructure.

Developers can contribute to geo-urban development by integrating advanced technologies into their projects, such as intelligent building management systems, energy-efficient lighting, water conservation, and renewable energy sources. Additionally, by developing projects that support green spaces and preserve natural ecosystems, they can mitigate the environmental impact of development and enhance the quality of life for urban populations.

2. Globalisation also means that local changes in cities have global consequences, requiring developers to adopt an approach that takes global trends and interconnections into account. The development of innovative and sustainable cities requires them to interact not only with local governments, but also with international organisations and communities to exchange knowledge and experience. Ultimately, development companies play a crucial role in shaping urban landscapes that adapt to climate change and globalisation processes, thereby ensuring a sustainable future for urban areas. Partnerships between such companies, authorities, and communities are key to creating effective and innovative solutions in urban planning and management [5].

The renovation and redevelopment of industrial zones into residential clusters is becoming one of the key areas of activity for development companies, as they respond to the need to find new areas for development. This process is crucial for transforming neglected or

underutilised industrial areas into multifunctional urban spaces with well-developed infrastructure. Renovation contributes to the improvement of the urban environment, enhances the quality of life for residents, and facilitates the integration of new facilities into the city's infrastructure, while reducing pressure on existing urban resources. Development companies act as catalysts for change in this process, investing significant resources in rethinking and rebranding industrial areas. They create comprehensive development plans that encompass residential areas, commercial spaces, recreational areas, and green spaces, thereby creating mixed environments that foster social integration and community building. Developer companies also promote the ideology of "new cities" by developing projects that blend harmoniously into the natural environment and contribute to the creation of sustainable and ecologically balanced urban areas. Such "new cities" are characterised by integration with nature, ensuring a high standard of living, and minimising environmental impact. Therefore, development companies play a strategic role in transforming industrial areas and creating "new cities". Their actions and investments not only transform the physical landscape but also contribute to the social, economic, and environmental sustainability of urban areas, ensuring the integrated and sustainable development of urban areas [6].

The restoration and development of Ukrainian cities in accordance with the principles of Smart Sustainable City reflect current trends in urban planning, which are designed to ensure a sustainable future. Borys Goldenshtein, founder and CEO of Zezman Holding, emphasises that the development of urban agglomerations according to these principles can compete with states in attracting talented and economically active residents. The Smart Sustainable City development strategy encompasses the integration of innovation, information, and communication technologies, as well as a sustainable approach to urban development. This involves creating efficient, environmentally sustainable, and socially responsible urban ecosystems that ensure a high quality of life for all residents and preserve resources for future generations.

According to Goldstein, the process of transforming cities in Ukraine should be based on adapting and implementing global Smart Sustainable City practices, using international standards and KPIs. Essential steps in this process include adapting to Ukrainian conditions and synchronising values and principles between the community, authorities, and developers. For the successful restoration and development of cities in Ukraine, it is necessary not only to apply advanced technologies and approaches, but also to ensure effective interaction between all stakeholders. Such a comprehensive approach will create cities that are innovative, sustainable, and capable of meeting the needs of their residents. The development of cities in Ukraine according to the Smart Sustainable City model requires joint efforts by the authorities, the development business, and the public to ensure the restoration and sustainable future of Ukrainian cities [2].

Development companies play a crucial role in the development of modern cities, shaping the formation of sustainable infrastructure, promoting green construction, and driving innovative urban projects. Their activities not only ensure the growth of the urban economy, but also determine the directions of urban environment development in the context of sustainable development. The sustainable infrastructure developed by companies covers various aspects of urban life, including transportation, energy, water supply, and waste disposal. Modern developers set themselves the task of not only building new facilities but also ensuring their energy efficiency, environmental friendliness, and integration into the city's infrastructure, which reduces environmental impact and improves the quality of life for residents. Green construction is becoming a priority for many development companies as they seek to implement projects that meet global sustainability standards. This involves utilising environmentally friendly materials, energy-efficient systems, and innovative technologies to minimise carbon dioxide emissions.

Green construction also involves the creation of green areas, parks, and recreational spaces, which help improve the microclimate in cities and the well-being of their residents. Innovative urban projects implemented by development companies often become an essential element of sustainable urban development. They may include the development of "smart" buildings with automated control systems, the creation of integrated residential complexes that combine housing, work, and leisure, as well as the introduction of innovations in public transportation and urban services. The activities of such companies have a significant impact on the formation of a sustainable urban environment. Through the introduction of the latest technologies, energy-efficient solutions, and sustainable development standards, they make a significant contribution to improving the quality of life for urban populations, reducing environmental burdens, and shaping the future of cities in accordance with sustainable development principles.

In 2023, the ten most innovative companies in urban development and real estate distinguished themselves through their creative approaches and persistence, demonstrating that urban growth can be both sustainable and forward-looking. They were engaged in transforming large industrial complexes in London into residential districts, reimagining the urban landscape of Los Angeles, planning food-oriented communities in underserved neighbourhoods of New York, and integrating sustainable practices into the global concrete industry. These companies showed that urban development requires a long-term perspective and the capacity to convert challenges into opportunities by employing innovative strategies to address complex issues such as the provision of affordable housing, the reduction of environmental impacts, and the enhancement of urban quality of life.

From developing new technologies to monitor office-space utilisation to establishing investment funds aimed at increasing tenants' property equity, these companies illustrate how innovation can reshape urban development while fostering more sustainable and inclusive growth. The "Battersea Power Station Development Co." transformed an abandoned power station in London into a vibrant urban district, dedicating nearly a decade to this project. "Studio-MLA", founded by Mia Lehrer, reshaped Los Angeles by converting concrete spaces into

natural areas, most notably through the reconstruction of the L.A. River. “WXY” developed the Peninsula project on the site of a former prison in the Bronx, bringing affordable housing and business opportunities to the area. “Density” introduced tools that promote efficient office-space use, helping companies reduce real-estate expenditures. “Enterprise Community Partners” launched a 250-million-dollar fund to support tenants in building their own equity. “Appear Here” has been used globally to fill vacant storefronts with pop-up retail. “Holcim” developed recycled concrete that reduces carbon-dioxide emissions. The Dutch firm “De Urbanisten” implemented projects that integrate water retention and flood prevention into public parks. “Arts + Crafts Holdings” in Philadelphia focused on providing affordable commercial space for small businesses. Finally, “Plott” created a tool for precise mapping of development sites, simplifying planning processes for developers and contractors.

Collectively, these companies highlight a broader trend toward innovation in urban development, aimed at promoting sustainable urban planning and more efficient use of resources [3].

Introduction of green technologies and energy-efficient construction practices. The use of renewable energy sources and the reduction of carbonisation in urban systems are essential components of sustainable development. For example, in Germany, subsidies and green tariffs have promoted the adoption of energy-efficient buildings and solar technologies, resulting in a 15% reduction in carbon dioxide emissions in urban areas over the past decade, alongside investment in infrastructure development and job creation. Development projects can contribute to the economic growth of cities by creating new jobs and attracting investment.

In the UK, local financial instruments, such as investments in zero-carbon buildings, have helped attract more than £5 billion into sustainable urban development over the past five years. Providing affordable housing and developing social infrastructure. Developers can promote social harmony by constructing affordable housing and developing social facilities, such as schools, hospitals, and parks. Projects involving the creation of affordable housing account for about 25% of new construction projects in urban areas in Europe, contributing to a 10% reduction in homelessness over the past decade. Given recent trends, more than half of the studies in our sample were published in the last five years, indicating the novelty of the topic of the role of business in sustainable urban development. Only 7 of the 59 articles come from the field of management, while most articles belong to the departments of architecture, construction and planning, or engineering and technological research. This highlights the need for more research from a business management perspective in the field of sustainable urban development. Almost all of them were qualitative, based on case studies using semi-structured interviews, analysis of archival materials, and/or informal surveys (95%). Most of the case studies were located in Europe (55%), followed by Asia (20%) and North America (12%). This indicates a need for more regional examples to ensure a more complete understanding of sustainable urban development. To synthesise the findings, it is recommended to use an interpretive approach to evidence-based synthesis. Multi-level, multi-phase models of sustainable urban development have been developed from a business perspective, identifying the different phases of building and creating a sustainable urban environment, including conceptualisation, design/planning, construction, use, and monitoring. The analysis focuses on construction and development companies and their interaction with the communities they build [4]. The business of accelerating sustainable urban development: A systematic review and synthesis. Journal of Cleaner Production).

Based on the study, several key conclusions can be drawn regarding the role of development companies in ensuring sustainable urban development. First, current trends indicate that research into the role of business in sustainable urban development is a relatively new phenomenon that is gaining increasing relevance in academic circles. Most studies in this area have been published within the last five years, highlighting the importance and novelty of this topic. Development companies have a significant impact on the environmental, economic, and social sustainability of cities. They play a key role in the implementation of green technologies and energy-efficient construction practices, which help reduce the carbon footprint and mitigate adverse environmental impacts. Investments in infrastructure development, job creation, and affordable housing are essential aspects of their activities that contribute to economic growth and social harmony in cities. An analysis of disciplinary areas has revealed that most research in this field is conducted within the framework of architecture, construction, and engineering, while management disciplines are significantly underrepresented.

This indicates a need for more research from a business management perspective on sustainable urban development. The geographical distribution of studies shows a predominance of case studies located in Europe, Asia, and North America. This highlights the need to include more regional examples to ensure a more complete understanding of sustainable urban development in a global context. The use of qualitative research methods, such as semi-structured interviews, archival analysis, and informal surveys, is the dominant approach in this field. This opens up opportunities for wider application of quantitative methods to ensure more objective and scalable results.

Conclusions. The analysis demonstrates that development companies have become critical actors in advancing sustainable urban development, shaping not only the physical structure of cities but also their environmental performance, economic growth, and social well-being. Their ability to integrate innovative technologies, energy-efficient construction practices, and environmentally responsible approaches positions them as key contributors to reducing urban carbon footprints and fostering climate resilience. These findings confirm that private-sector engagement is indispensable for meeting contemporary sustainability challenges, particularly in rapidly urbanising regions where infrastructural pressures and environmental risks are intensifying.

The study highlights the increasing relevance and academic novelty of research on the role of business in

sustainable urban development, as most contributions in this field have emerged within the past five years. At the same time, disciplinary imbalances remain pronounced: the dominance of architectural, planning, and engineering perspectives contrasts with the limited involvement of management and business studies. This indicates a clear need to broaden the interdisciplinary focus of research, particularly toward business management approaches that can better explain corporate decision-making, governance mechanisms, and partnership models in sustainable urban transformation.

The empirical evidence reinforces that cooperation between cities and development companies is essential for achieving long-term sustainability goals. Effective collaboration—characterised by transparency, shared visions, regulatory clarity, and community participation—enables the alignment of spatial, environmental, and socio-economic priorities. Successful international examples demonstrate that coordinated action between local authorities and developers can lead to the regeneration of industrial zones, the creation of mixed-use sustainable districts, and the implementation of climate-responsive infrastructure. These cases illustrate that partnerships are most effective when supported by incentives, adaptive regulatory environments, and stable communication platforms.

Moreover, the study identifies significant regional disparities in existing research, with a predominance of European case studies and insufficient representation of examples from other parts of the world. This imbalance limits the global generalisability of conclusions and signals the need for a more diverse empirical base, particularly in regions undergoing rapid urban growth and facing acute environmental pressures. Expanding geographically inclusive research would provide a more comprehensive understanding of how development companies operate in varied institutional and cultural contexts.

Finally, the findings emphasise that development companies hold considerable potential to accelerate sustainable urban transformation through green construction, the redevelopment of industrial zones, the creation of affordable housing, investment in social infrastructure, and the adoption of smart technologies. Their contributions extend beyond local urban improvements, influencing national economic stability, social equity, and environmental outcomes. As cities confront the challenges of climate change, globalisation, and population growth, the role of development companies will become even more strategically important. Strengthening public–private–community partnerships and integrating sustainability criteria at all stages of project development are vital steps toward ensuring that future urban environments are resilient, inclusive, and aligned with global sustainable development goals.

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МІСЬКІ ТРАНСФОРМАЦІЇ ТА ВНЕСОК ДЕВЕЛОПЕРСЬКИХ КОМПАНІЙ У СТАЛИЙ РОЗВИТОК МІСТ

У сучасних містах забезпечення сталого розвитку стає ключовим завданням, і співпраця між муніципалітетами та девелоперськими компаніями набуває особливого значення. Аналіз показує, що партнерство між містами та бізнесом у сфері розвитку урбаністичної інфраструктури має великий потенціал для створення комфортного та екологічно безпечного міського середовища. Ефективна взаємодія сприяє узгодженню просторових, соціально-економічних та екологічних пріоритетів, що дозволяє збалансувати інтереси громади, держави та бізнесу. Основними викликами залишаються узго-дження цілей та пріоритетів сторін, складність регуляторної бази, бюрократія та високі витрати часу на отримання дозволів. Запропоновані стратегії подолання цих перешкод включають створення платформ для регулярного діалогу, спільних робочих груп, використання фінансових стимулів, а також розробку сприятливого регуляторного середовища. Приклади успішної співпраці міст та девелоперів у світі – зокрема у Ванкувері, Роттердамі, Пітсбурзі та Малайзії – демонструють ефективність інтеграції інноваційних технологій, зелених рішень, енергоефективного будівництва та збереження культурної спадщини. Девелоперські компанії виконують стратегічну роль у трансформації промислових зон у житлові та змішані простори, створенні «нових міст» із високими стандартами екологічності та комфортності.

Дослідження показує, що більшість наукових робіт у цій сфері носить якісний характер, базується на кейс-стаді, інтерв'ю та аналізі архівних матеріалів, тоді як дисципліна бізнес-менеджменту залишається недостатньо представлена. Географічне охоплення досліджень зосереджене переважно на Європі, Азії та Північній Америці, що підкреслює необхідність розширення регіональних прикладів для глобального розуміння сталого розвитку міст. Основні результати свідчать, що девелоперські компанії відіграють ключову роль у впровадженні зелених технологій, енергоефективного будівництва, розвитку соціальної та транспортної інфраструктури, що сприяє підвищенню якості життя мешканців, збереженню довкілля та забезпеченню соціальної гармонії. Подальші дослідження, включно з кількісними методами, можуть забезпечити більш об'єктивні та масштабовані оцінки ефективності бізнесу у сфері сталого урбаністичного розвитку.

Ключові слова: *сталий розвиток міст, девелоперські компанії, урбаністична інфраструктура, зелена економіка, енергоефективне будівництво, соціальна інфраструктура, Smart Sustainable City, партнерство публічного та приватного секторів.*

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