Subject card

Subject name and code	Real Estate Valuation, PG_00177650					
Field of study	Finance and Accounting					
Date of commencement of studies	October 2025		Academic year of realisation of subject		2026/2027	
Education level	Master's studies		Subject group		Obligatory subject group in the field of study Optional subject group Subject group related to scientific research in the field of study	
Mode of study	full-time studies		Mode of delivery		at the university	
Year of study	2		Language of instruction		English	
Semester of study	4		ECTS credits		6.0	
Learning profile	academic		Assessment form		exam	
Conducting unit	Department of Investment and Real Estate -> Faculty of Management -> Rector					
Name and surname of lecturer (lecturers)	Subject supervisor	mgr Rafał Kramer				
	Teachers					
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	15.0	45.0	0.0	0.0	0.0	60
	E-learning hours included: 0.0						
Learning activity and number of study hours	Learning activity	Participation in didactic classes included in study plan	Participation in consultation hours	Self-study	SUM	
	Number of study hours	60	4.0	86.0	150	
Subject objectives	The aim of the course is to prepare students to become familiar with the profession of a property valuer and to recognize basic real estate valuation methods.					

Learning outcomes	<table><tr><th>Course outcome</th><th>Subject outcome</th><th>Method of verification</th></tr><tr><td>[FiRMU2_W05] The student possesses a comprehensive understanding of advanced and innovative methods, tools, and techniques for obtaining, utilizing, and analyzing data needed to assess the financial situation of various entities in management, quality sciences, economics, and finance.</td><td>The student has an in-depth knowledge and understanding of advanced methods, tools and techniques for obtaining (and updating) data for use in the process of estimating the value of real estate.</td><td>[SW4] test/exam - oral or written</td></tr><tr><td>[FiRMU2_U06] Students are equipped to apply their comprehensive knowledge of management, quality sciences, economics, and finance to address dilemmas and develop effective solutions— including innovative approaches— to complex or unusual problems encountered in the fields of finance and accounting.</td><td>The student is able to use and integrate structured detailed knowledge of real estate valuation approaches and methods in the process of estimating the value of various types of real estate.</td><td>[SU4] test/exam - oral or written [SU5] implementation of a problem task</td></tr><tr><td>[FiRMU2_U04] From a finance and accounting perspective, students are able to select and effectively use, adapt, or develop new methods and tools from the fields of management, quality sciences, and economics. They can analyze and forecast economic processes as well as evaluate economic phenomena.</td><td>The student is able to correctly select and properly use methods and tools in the field of real estate valuation - he is also able to interpret the obtained results.</td><td>[SU4] test/exam - oral or written [SU5] implementation of a problem task</td></tr></table>
Subject contents	1. Property valuation - selected issues 2. The essence and purposes of real estate valuation 3. Introduction to the issues of real estate valuation 4. Participants in the real estate valuation process 5. Approaches, methods and techniques of real estate valuation in Poland 5.1. Types of approaches, methods and techniques of real estate valuation and principles of their use 5.2. Comparative approach 5.3. Income approach 5.4. Cost approach 5.5. Mixed approach
Prerequisites and co-requisites	Basic knowledge about real estate market.
Assessment methods and criteria	<table><tr><th>Subject passing criteria</th><th>Passing threshold</th><th>Percentage of the final grade</th></tr><tr><td>Practical test or calculation exercises</td><td>51.0%</td><td>50.0%</td></tr><tr><td>Exam</td><td>51.0%</td><td>50.0%</td></tr></table>

Recommended reading	Basic literature	Rymarzak M. (red.), Zarządzanie inwestycjami i nieruchomościami - wybrane problemy, Fundacja Rozwoju Uniwersytetu Gdańskiego, Gdańsk 2011 Cymerman R., Cymerman J., Wycena nieruchomości w zadaniach. Podręcznik dla kandydatów na rzeczoznawców majątkowych, Koszalin 2024.
	Supplementary literature	Cymerman R., Cymerman J., Wycena nieruchomości, Koszalin 2020. Powszechne Krajowe Zasady Wyceny, Polska Federacja Stowarzyszeń Rzeczoznawców Majątkowych.
	eResources addresses	
Example issues/ example questions/ tasks being completed		
Work placement	Not applicable	

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