

## Subject card

|                                             |                                                                                                                                                                                                                                                        |                                                          |                                         |                                     |                                                                                                                                                |            |     |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Subject name and code                       | Construction Investments, PG_00178762                                                                                                                                                                                                                  |                                                          |                                         |                                     |                                                                                                                                                |            |     |
| Field of study                              | Management                                                                                                                                                                                                                                             |                                                          |                                         |                                     |                                                                                                                                                |            |     |
| 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<br>Optional subject group<br>Subject group related to scientific research in the field of study |            |     |
| Mode of study                               | part-time studies                                                                                                                                                                                                                                      |                                                          | Mode of delivery                        |                                     | at the university                                                                                                                              |            |     |
| Year of study                               | 2                                                                                                                                                                                                                                                      |                                                          | Language of instruction                 |                                     | Polish                                                                                                                                         |            |     |
| Semester of study                           | 4                                                                                                                                                                                                                                                      |                                                          | ECTS credits                            |                                     | 5.0                                                                                                                                            |            |     |
| Learning profile                            | academic                                                                                                                                                                                                                                               |                                                          | Assessment form                         |                                     | credit                                                                                                                                         |            |     |
| Conducting unit                             | Department of Investment and Real Estate -> Faculty of Management -> Rector                                                                                                                                                                            |                                                          |                                         |                                     |                                                                                                                                                |            |     |
| Name and surname of lecturer (lecturers)    | Subject supervisor                                                                                                                                                                                                                                     |                                                          | dr inż. Małgorzata Rymarzak             |                                     |                                                                                                                                                |            |     |
|                                             | Teachers                                                                                                                                                                                                                                               |                                                          |                                         |                                     |                                                                                                                                                |            |     |
| Lesson types                                | Lesson type                                                                                                                                                                                                                                            | Lecture                                                  | Tutorial                                | Laboratory                          | Project                                                                                                                                        | Seminar    | SUM |
|                                             | Number of study hours                                                                                                                                                                                                                                  | 16.0                                                     | 8.0                                     | 8.0                                 | 0.0                                                                                                                                            | 0.0        | 32  |
|                                             | 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                                                                                                                                                                                                                                  | 32                                                       |                                         | 2.0                                 |                                                                                                                                                | 91.0       | 125 |
| Subject objectives                          | The aim of the course is to present issues related to construction investments in order to prepare students for professions related to real estate management, in particular real estate valuation and management, as well as the development process. |                                                          |                                         |                                     |                                                                                                                                                |            |     |

| Learning outcomes               | Course outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Subject outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Method of verification                                                            |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                 | [ZARZMU2_W06] The student possesses a thorough understanding of the principles of rational decision-making related to individual resources, functional areas within the organization, processes, and management levels. This understanding is based on a well-structured and theory-supported foundation in management, quality sciences, economics, and finance.                                                                                                       | The student recognizes the principles of rational, effective decision-making regarding construction investments, using structured knowledge in the field of construction and real estate valuation.                                                                                                                                                                                                                                                                                                                                                                                                                                           | [SW4] test/exam - oral or written<br>[SW5] implementation of a problem task       |
|                                 | [ZARZMU2_W07] The student possess a comprehensive understanding of legal regulations and ethical norms, including those related to intellectual property protection, which are essential for business decision-making.                                                                                                                                                                                                                                                  | The student recognizes the various legal regulations necessary in the construction investment process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | [SW4] test/exam - oral or written                                                 |
|                                 | [ZARZMU2_U05] The student can identify and correctly apply legal, professional, and ethical standards in business decision-making.                                                                                                                                                                                                                                                                                                                                      | The student is able to refer to various legal acts in the context of construction investments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | [SU5] implementation of a problem task                                            |
|                                 | [ZARZMU2_U03] Students can obtain and verify data from selected sources, present and analyze economic processes and phenomena.                                                                                                                                                                                                                                                                                                                                          | The student collects and analyzes data from the real estate market and uses it for the analysis and evaluation of construction investments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | [SU2] presentation/project/paper/report<br>[SU5] implementation of a problem task |
| Subject contents                | <ol style="list-style-type: none"> <li>1. Fundamentals of law and administrative procedure</li> <li>2. Public procurement</li> <li>3. Legal and technical conditions for the functioning of buildings</li> <li>4. Technology review in construction</li> <li>5. Investment process in construction</li> <li>6. Assessment of the technical condition of buildings</li> <li>7. Basics of cost estimation</li> <li>8. Cost approach</li> <li>9. Mixed approach</li> </ol> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |
| Prerequisites and co-requisites |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |
| Assessment methods and criteria | Subject passing criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                | Passing threshold                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Percentage of the final grade                                                     |
|                                 | Project                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 51.0%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30.0%                                                                             |
|                                 | Final test                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 51.0%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30.0%                                                                             |
|                                 | Written test of the lecture                                                                                                                                                                                                                                                                                                                                                                                                                                             | 51.0%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 40.0%                                                                             |
| Recommended reading             | Basic literature                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ol style="list-style-type: none"> <li>1. Dziworska K., Trojanowski D., Projekt deweloperski-fazy, etapy i działania - Prace i Materiały Wydziału Zarządzania Uniwersytetu Gdańskiego, nr 3/2007, s.25-38.</li> <li>2. Jurga R., Weiss I., Inwestycje budowlane, C.H.Beck, Warszawa 1999.</li> <li>3. Popek M., Wapińska B., Podstawy budownictwa. Podręcznik, WSiP, Warszawa 2013.</li> <li>4. Maj T., Sporządzanie kosztorysów, WSiP, Warszawa 2015.</li> <li>5. Kuna-Kasprzyk A., Maj J., Proces inwestycyjno-budowlany. Poradnik dla organów administracji i inwestorów, <a href="#">Wolters Kluwer Polska</a>, Warszawa 2023.</li> </ol> |                                                                                   |

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|                                                                | Supplementary literature | <ol style="list-style-type: none"> <li>1. Popek M., Wapińska B., Budownictwo ogólne. Podręcznik, WSiP, Warszawa 2013.</li> <li>2. Kowalczyk Z., Zabielski J., Kosztorysowanie i normowanie w budownictwie, WSiP, Warszawa 2011.</li> <li>3. Rozporządzenie Ministra Infrastruktury z dnia 18. 05. 2004r w sprawie metod i podstaw sporządzania kosztorysu inwestorskiego, obliczania planowanych kosztów prac projektowych oraz planowanych kosztów budowlanych określonych w programie funkcjonalno-użytkowym (Dz. U. Nr 130 z 2004, poz. 1389).</li> <li>4. Izba Projektowania Budowlanego, Środowiskowe zasady obliczania wartości kosztorysowej inwestycji budowlanych, Warszawa 2003.</li> <li>5. Ustawa z dnia 7 lipca 1994 r. Prawo budowlane (Dz. U. 1994 Nr 89 poz. 414 z późn. zm.).</li> <li>6. Rozporządzenie Ministra Infrastruktury z dnia 12 kwietnia 2002 r. w sprawie warunków technicznych, jakim powinny odpowiadać budynki i ich usytuowanie (z późn. zm.).</li> <li>7. Rozporządzenie Ministra Spraw Wewnętrznych i Administracji z dnia 16 sierpnia 1999 r. w sprawie warunków technicznych użytkowania budynków mieszkalnych (z późn. zm.).</li> </ol> |
|                                                                | eResources addresses     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Example issues/<br>example questions/<br>tasks being completed |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Work placement                                                 | Not applicable           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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