

**Subject card**

<b>Subject name and code</b>	Real Estate Valuation, PG_00177650						
<b>Field of study</b>	Finance and Accounting						
<b>Date of commencement of studies</b>	October 2026	<b>Academic year of realisation of subject</b>			2027/2028		
<b>Education level</b>	Master's studies	<b>Subject group</b>			Obligatory subject group in the field of study Optional subject group Subject group related to scientific research in the field of study		
<b>Mode of study</b>	full-time studies	<b>Mode of delivery</b>			at the university		
<b>Year of study</b>	2	<b>Language of instruction</b>			English		
<b>Semester of study</b>	4	<b>ECTS credits</b>			6.0		
<b>Learning profile</b>	academic	<b>Assessment form</b>			exam		
<b>Conducting unit</b>	Department of Investment and Real Estate -> Faculty of Management -> Rector						
<b>Name and surname of lecturer (lecturers)</b>	<b>Subject supervisor</b>		mgr Rafal Kramer				
	<b>Teachers</b>						
<b>Lesson types</b>	<b>Lesson type</b>	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	<b>Number of study hours</b>	15.0	45.0	0.0	0.0	0.0	60
	E-learning hours included: 0.0						
<b>Learning activity and number of study hours</b>	<b>Learning activity</b>	Participation in didactic classes included in study plan		Participation in consultation hours		Self-study	SUM
	<b>Number of study hours</b>	60		4.0		86.0	150
<b>Subject objectives</b>	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	Course outcome	Subject outcome	Method of verification
	[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.	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.	[SU4] test/exam - oral or written [SU5] implementation of a problem task
	[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.	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.	[SU4] test/exam - oral or written [SU5] implementation of a problem task
	[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.	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.	[SW4] test/exam - oral or written
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	Subject passing criteria	Passing threshold	Percentage of the final grade
	Exam	51.0%	50.0%
	Practical test or calculation exercises	51.0%	50.0%

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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