University of Gdańsk

Subject card

Subject name and code	Construction Investments, PG_00177838		
Field of study	Management		
Date of commencement of studies	October 2026	Academic year of realisation of subject	2027/2028
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	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	30.0	15.0	15.0	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	61.0	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_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 [SU5] 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_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 [SW5] implementation of a problem task
	[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

Subject contents	1. Fundamentals of law and administrative procedure 2. Public procurement 3. Legal and technical conditions for the functioning of buildings 4. Technology review in construction 5. Investment process in construction 6. Assessment of the technical condition of buildings 7. Cost estimation basics 8. Cost approach 9. Mixed approach 10. Quality, environmental, safety and energy management systems in real estate The curriculum content of the subject includes the minimum program requirements referred to in: Annex to the Announcement of the Minister of Development and Technology of May 28, 2024 on the announcement of the uniform text of the regulation of the Minister of Infrastructure and Development on minimum program requirements for postgraduate studies in the field of real estate valuation (Journal of Laws of 2024, item 903). I. BASICS OF KNOWLEDGE IN THE FIELD OF LAW 4. Fundamentals of law and administrative procedure (4 hours) 4.1. General principles of administrative law 4.2. Structure and competences of public administration bodies. State and local government 4.3. Administrative proceedings bodies and their local and subject-matter jurisdiction 4.4. Parties to administrative proceedings and their representatives 4.5. Decisions and resolutions 4.6. Appeals 4.7. Resumption of proceedings, annulment, modification and declaration of invalidity of decisions 4.8. Issuance of certificates 4.9. Administrative court proceedings 4.10. Enforcement proceedings in administration 12. Public procurement (2 hours) 12.1. Basic concepts in the field of public procurement 12.2. Subjective scope of the Act of 11 September 2019 Public Procurement Law (Journal of Laws 2023, items 1605 and 1720) 12.3. Subject exclusions and limitations of application of the Act of 11 September 2019 Public Procurement Law 12.4. Principles of awarding public procurement contracts 12.5. Modes of awarding public procurement contracts III. BASICS OF CONSTRUCTION 1. Legal and technical conditions of functioning of construction works (8 hours) 1.1. Construction Law 1.1.1. Scope of regulations, basic concepts and definitions 1.1.2. Rights and obligations of participants in the investment process 1.1.3. Architectural and construction administration bodies 1.1.4. Documentation of construction works and periodic inspections of construction works 1.2. Technical conditions to be met by buildings and their location 1.2.1. Scope of regulations, basic concepts and definitions 1.2.2. Division of buildings into height groups 1.2.3. Location of the building on the building plot 1.2.4. General conditions for rooms intended for human residence 1.2.5. Specific requirements for apartments in multi-family buildings 1.2.6. Polish and international standards in construction 1.2.7. Principles for calculating the area and volume of buildings 1.3. Polish Classification of Building Objects 2. Overview of construction technologies (8 hours) 2.1. General characteristics of general, industrial and engineering construction objects 2.2. Types and main elements of building structures 2.3. Technologies and elements of building finishing 2.4. Internal installations in buildings 3. Investment process in construction (6 hours) 3.1. Pre-design stage (conditions resulting from the local spatial development plan or decision on the conditions of development and land development) 3.2. Design and preparation stage for investment implementation (construction project, building permit, notification of construction or performance of other construction works) 3.3. Construction stage (construction log, acceptance protocol, post-construction inventory, occupancy permit, notification of completion of construction of a building) 3.4. Maintenance (operation) stage of a building (obligations of the owner or manager in the scope of operation of the building, building book, change of use) 3.5. Demolition of a building (permit to demolish a building or notification of demolition of a building) 3.6. Illegal construction, conditions and method of its legalization, amount of legalization fees 4. Assessment of the technical condition of buildings (4 hours) 4.1. Technical wear and tear 4.2. Functional wear and tear 4.3. Environmental wear and tear 4.4. Probable durability periods of buildings 4.5. Energy performance certificates for buildings, energy efficiency certificates, sustainable construction certification systems 5. Costing basics (4 hours) 5.1. General concepts, legal acts, types of cost estimates and their functions 5.2. Normative and price base techniques for standardizing the work of people, machines and material consumption 5.3. Principles of making bills of quantities and measurements of works 5.4. Specificity of construction work costing 5.5. Costing examples 5.6. Sources of information on prices in construction IV. PROPERTY VALUATION 5.4. Cost approach (6 hours) 5.4.1. Replacement cost method 5.4.2. Replacement cost method 5.4.3. Detailed technique

	5.4.4. Integrated elements technique 5.4.5. Indicator technique 5.4.6. Real estate market research and analysis 5.4.6.1. Specificity and scope of analysis using individual methods and techniques 5.5. Mixed approach (3 hours) 5.5.1. Residual method 5.5.2. Land valuation indicator method 5.5.3. Liquidation cost method 5.5.4. Real estate market research and analysis 5.5.4.1. Specificity and scope of analysis using individual methods
Prerequisites and co-requisites	

Assessment methods and criteria

Subject passing criteria	Passing threshold	Percentage of the final grade
Final test	51.0%	30.0%
Project	51.0%	30.0%
Written test of the lecture	51.0%	40.0%

Recommended reading

Basic literature	1. Dziworska K., Trojanowski D., Projekt deweloperski-fazy, etapy i działania - Prace i Materiały Wydziału Zarządzania Uniwersytetu Gdańskiego, nr 3/2007, s.25-38. 2. Jurga R., Weiss I., Inwestycje budowlane, C.H.Beck, Warszawa 1999. 3. Popek M., Wapińska B., Podstawy budownictwa. Podręcznik, WSiP, Warszawa 2013. 4. Maj T., Sporządzanie kosztorysów, WSiP, Warszawa 2015. 5. Kuna-Kasprzyk A.,Maj J., Proces inwestycyjno-budowlany. Poradnik dla organów administracji i inwestorów, Wolters Kluwer Polska, Warszawa 2023.
Supplementary literature	1. Popek M., Wapińska B., Budownictwo ogólne. Podręcznik, WSiP, Warszawa 2013. 2. Kowalczyk Z., Zabielski J., Kosztorysowanie i normowanie w budownictwie, WSiP, Warszawa 2011. 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). 4. Izba Projektowania Budowlanego, Środowiskowe zasady obliczania wartości kosztorysowej inwestycji budowlanych, Warszawa 2003. 5. Ustawa z dnia 7 lipca 1994 r. Prawo budowlane (Dz. U. 1994 Nr 89 poz. 414 z późn. zm.). 6. Rozporządzenie Ministra Infrastruktury z dnia 12 kwietnia 2002 r. w sprawie warunków technicznych, jakim powinny odpowiadać budynki i ich usytuowanie (z późn. zm.). 7. Rozporządzenie Ministra Spraw Wewnętrznych i Administracji z dnia 16 sierpnia 1999 r. w sprawie warunków technicznych użytkowania budynków mieszkalnych (z późn. zm.).
eResources addresses	
Example issues/ example questions/ tasks being completed	
Work placement	Not applicable

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