

Subject card

Subject name and code	Real estate valuation, PG_00201337						
Field of study	Spatial Management						
Date of commencement of studies	October 2026	Academic year of realisation of subject			2026/2027		
Education level	Master's studies	Subject group			Obligatory subject group in the field of study 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	1	Language of instruction			Polish		
Semester of study	2	ECTS credits			2.0		
Learning profile	academic	Assessment form			credit		
Conducting unit							
Name and surname of lecturer (lecturers)	Subject supervisor		dr inż. Ada Wolny-Kucińska				
	Teachers						
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	15.0	15.0	0.0	0.0	0.0	30
	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	30		2.0		18.0	50
Subject objectives	Familiarisation with current legal conditions, methods of determining the value of real estate. The student should know the characteristics of real estate as an economic good. He or she should be able to define the concept of a real estate market, its participants, functions and rules governing it. The student should be familiar with the basic concepts and issues in the field of real estate management and real estate trade in the light of the applicable legislation.						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[GPMU2_K04] is ready to develop the profession's achievements, upholding its ethos, observing the principles of professional ethics by themselves and demanding it from others	adheres to the principles established by the property valuation profession	[SK2] presentation/project/paper/report [SK8] observation of student's independent or team work
	[GPMU2_U01] formulates and solves complex and unusual problems of spatial management and proposes their innovative solutions, taking into account the unpredictability of spatial processes	analyses proposed solutions to spatial property management problems, including property valuation	[SU2] presentation/project/paper/report
	[GPMU2_W04] lists in-depth methods and tools (quantitative, qualitative, cartographic) of research in spatial management	lists the basic forms, methods and tools of real estate management	[SW4] test/exam - oral or written
	[GPMU2_W02] defines the complexity of the concept of sustainable development and spatial order, and understands their importance for spatial management	lists the basic legal conditions and processes of real estate management and valuation	[SW4] test/exam - oral or written
[GPMU2_U05] formulates and tests hypotheses regarding determinants (natural, social, economic, cultural, legal) of spatial management	predicts the impact of basic economic processes on land use patterns	[SU2] presentation/project/paper/report	
Subject contents	<p>A. Problems of the lecture</p> <p>A.1 Basic knowledge of real estate valuation. Areas of real estate management requiring determination of value of real estate.</p> <p>A.2 The real estate market the place of determining prices and values of real estate. Fluctuations on the real estate market and dynamics of real estate prices.</p> <p>A.3. Legal and methodological considerations in determining the value of real estate.</p> <p>A.4 Methodology of determining the value of real estate in terms of the purpose of valuation and use of real estate.</p> <p>A.5. Value of real estate and land price maps in spatial planning.</p> <p>A.6. The way of optimal use of real estate and the value of real estate in European Property Valuation Standards.</p> <p>B. Problems of exercises</p> <p>B1. Introduction to real estate valuation. Features of real estate</p> <p>B2. Real estate market and its specifics.</p> <p>B3. Property valuation approaches, methods and techniques.</p> <p>B4. Principles of preparing valuation reports.</p> <p>B5. Valuation of land and urbanised properties.</p> <p>B6. Selected problems of estimation.</p>		
Prerequisites and co-requisites	Basic knowledge of law, economics and construction		
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	Presentation	51.0%	25.0%
	Test examination	51.0%	50.0%
	Credit work	51.0%	25.0%
Recommended reading	Basic literature	<p>Bończak-Kucharczak E., 2020. Ustawa o gospodarce nieruchomościami. Wolters Kluwer, Warszawa. Dydenko J. (red.), 2020. Szacowanie nieruchomości. Wolters Kluwer, Warszawa.</p>	

	Supplementary literature	<p>Bryx M., 2009. Rynek nieruchomości. System i funkcjonowanie, Poltext, Warszawa. Cymerman R., Hopfer A., 2012. System, zasady, procedury wyceny nieruchomości. PFSRM, Warszawa. Dydenko J., Telega J., 2016. Wycena nieruchomości. Wolters Kluwer, Warszawa. Janowska J., Wiśniewska U., 2015. Wycena nieruchomości. Przykłady operatów szacunkowych. Wyd. Wacetob, Warszawa. Nowak A., 2020, Zasady sporządzania operatów szacunkowych. Wyd. Educaterra, Olsztyn. Ostrowska D., Staniszevska A., Spigarska E., Staśkiel M. i inni, 2020. Rynek nieruchomości w Polsce. Teoria i praktyka. Wolters Kluwer, Warszawa. Wilkowska-Kołałowska D., 2012. Wycena nieruchomości. Operat szacunkowy. Rzeczoznawstwo majątkowe. LexisNexis, Warszawa. Żak M., 2013. Wycena nieruchomości. C. H. Beck, Warszawa.</p>
	eResources addresses	
Example issues/ example questions/ tasks being completed	<p>A student obtains one mark from the course which in 50% results from the mark for the exercises 50% from the examination grade. However, in order to pass the course it is necessary to obtain a pass mark for both the exercise and lecture parts of the course.</p>	
Work placement	Not applicable	

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