

## Subject card

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                          |                                         |                                     |                                                                                                                      |            |     |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------|-----|
| Subject name and code                       | Real estate valuation, PG_00201337                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                          |                                         |                                     |                                                                                                                      |            |     |
| Field of study                              | Spatial Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                          |                                         |                                     |                                                                                                                      |            |     |
| Date of commencement of studies             | October 2027                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                          | Academic year of realisation of subject |                                     | 2027/2028                                                                                                            |            |     |
| Education level                             | Master's studies                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          | Subject group                           |                                     | Obligatory subject group in the field of study<br>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. |                                                          |                                         |                                     |                                                                                                                      |            |     |

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| Learning outcomes               | Course outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Subject outcome                                                                                                                                                                  | Method of verification                                                                             |
|                                 | [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_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<br>[SK8] observation of student's independent or team work |
|                                 | [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</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 hope 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                                                                      |
|                                 | Credit work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 51.0%                                                                                                                                                                            | 25.0%                                                                                              |
|                                 | Test examination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 51.0%                                                                                                                                                                            | 50.0%                                                                                              |
|                                 | Presentation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 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> |                                                                                                    |

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|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                | 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-Kolakowska D., 2012. Wycena nieruchomości. Operat szacunkowy. Rzeczoznawstwo majątkowe. LexisNexis, Warszawa. Żak M., 2013. Wycena nieruchomości. C. H. Beck, Warszawa.</p> |
|                                                                | eResources addresses                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Example issues/<br>example questions/<br>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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