University of Gdańsk

Subject card

Subject name and code	Unusual Property Valuation 1, PG_00155612					
Field of study	Management					
Date of commencement of studies	October 2024		Academic year of realisation of subject		2025/2026	
Education level	Master's studies		Subject group		Obligatory subject group 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	3		ECTS credits		2.0	
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 Ewelina Nawrocka			
	Teachers		Mirosława Czaplińska			
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	30.0	0.0	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	The aim of the subject is to prepare students to perform professions related to real estate management.					

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[ZARZMU2_K05] The student is ready to make an in-depth assessment of phenomena and justify his position through rational, logical and entrepreneurial use of knowledge - basing his assertions and decisions on an in-depth analysis of the information he receives.	The student is ready to make an in -depth assessment of market phenomena affecting the real estate valuation process and clearly justification of his position through a rational, logical and enterprising way of using knowledge - based on their claims and decisions on a in -depth analysis of the information received.	[SK1] oral statement/conversation/ discussion
	[ZARZMU2_U07] The student can search for detailed information to make rational and complex decisions of an operational and strategic nature in enterprises.	The student can search for the necessary information for analyzing data in the valuation of the property.	[SU5] implementation of a problem task
	[ZARZMU2_K04] The student knows the need to resolve dilemmas related to the profession's performance and fulfilling social obligations. He correctly identifies them.	The student is aware of the need to resolve dilemmas in professions related to real estate management and fulfillment of social obligations. Identify them correctly.	[SK1] oral statement/conversation/ discussion
	[ZARZMU2_W13] The student has in-depth knowledge of advanced methods and techniques of managerial analysis, supporting the process of economic decision-making, and is familiar with the sources of obtaining data and information in the various fields of social sciences, especially management and quality studies.	The student knows in a deepened way a number of advanced methods and analyzes used to determine the value of real estate, which is the basis for making economic decisions, in particular administrative in the field of real estate management.	[SW5] implementation of a problem task
	[ZARZMU2_U02] The student can use the legal acts to regulate the formal and legal organization of the establishment and operation of enterprises in Poland in an in-depth way.	The student is able to use legal acts regulating the sphere of formal and legal organization of establishing and functioning of enterprises in Poland in a deepened manner, in particular related to the profession of property appraiser.	[SU5] implementation of a problem task
	[ZARZMU2_W02] The student has an expanded knowledge of the relationship between the disciplines of the social sciences crucial to understanding the essence of economic processes.	The student has extended knowledge about the relationship between legal issues regarding real estate management and regulations in the field of real estate valuation, which is crucial for understanding the essence of real estate estimation processes.	[SW5] implementation of a problem task

Subject contents	The course content meets the minimum program requirements specified in the Regulation of the Minister of Infrastructure and Development of June 12, 2014, on the minimum program requirements for postgraduate studies in real estate valuation: **I Fundamentals of Legal Knowledge** **10. Agricultural, Forest, and Water Management (4 hours)** 10.1. Basics of Agriculture 10.1.1. Agricultural Property, Agricultural Land, and Farms 10.1.2. Agricultural Land and Their Types 10.1.3. Soil Classification, Agricultural Suitability Complexes, Factors Affecting Cultivation Difficulty and Property Value 10.1.4. Protection of Agricultural Land and Prevention of Degradation 10.1.5. Basic Principles of Managing the State Treasury Agricultural Property Resource 10.2. Basics of Forestry 10.2.1. Basic Concepts of Forests and Stands 10.2.2. Forest Management Plan, Simplified Forest Management Plan, and Forest Inventory 10.2.3. Spatial Division of Forests 10.2.4. Wooded and Bushy Lands. Parks, Ornamental Gardens, and Green Areas 10.2.5. Basic Principles of Forest Protection. Restrictions on Forest Land Transactions 10.2.6. Management of Forest Properties Administered by the State Forests 10.3. Basics of Water Management 10.3.1. Waters in Object and Subject Perspective 10.3.2. Shoreline 10.3.3. Burdens on Properties Adjacent to Flowing Surface Waters 10.3.4. Principles of Water Use and Water Protection 10.3.5. Water Law Permit **IV Property Valuation:**

7. Valuation of Real Rights and Contractual Obligations (10 hours)

7.1. Valuation of Ownership Rights

7.2. Valuation of Perpetual Usufruct Rights

7.3. Valuation of Limited Real Rights

7.3.1. Usufruct

7.3.2. Easement (Land, Personal, and Transmission)

7.3.3. Pledge

7.3.4. Cooperative Ownership Right to Premises

7.3.5. Mortgage

7.4. Valuation of Contractual Obligations

7.4.1. Lease

7.4.2. Tenancy

7.4.3. Loan for Use

7.4.4. Life Annuity

7.4.5. Others

9. Valuation of Agricultural Land, Orchard Crops, Ornamental Plants, and Water Land (8 hours)

9.1. Valuation of Agricultural Properties and Their Parts as Arable Land in Permanent Cultivation and as Meadows and Pastures

9.2. Valuation of Orchards, Allotment Gardens, Hopfields, Willow Plantations, and Christmas Tree Cultivations

9.3. Valuation of Greenhouses and Hotbeds

9.4. Valuation of Agricultural Land Occupied by Residential Buildings and Farm Buildings and Other Structures Serving Agricultural Production

9.5. Valuation of Land Under Ponds

9.6. Valuation of Land Under Ditches Serving as Detailed Water Drainage Facilities

	10. Valuation of Forest, Wooded, and Bushy Properties (6 hours) 10.1. Valuation of Forest Properties in the Comparative and Income Approach 10.2. Valuation of Forest Properties in the Mixed Approach 10.2.1. Determination of Forest Land Value 10.2.2. Determination of Tree and Stand Value as Components of Property 10.3. Valuation of Forest Properties in the Cost Approach 10.4. Valuation of Wooded and Bushy Properties 10.5. Valuation of Wooded, Bushy, or Forest Properties Located in Urban Investment Zones, Publicly Accessible or Intended for Such Purposes 10.6. Valuation of Wooded, Bushy, or Forest Properties with Protective Functions Located in Urban Investment Zones, Publicly Accessible or Intended for Such Purposes 10.7. Valuation of Parks, Ornamental Gardens, Green Areas, and Protective Forests Located in Urban Investment Zones, Publicly Accessible or Intended for Such Purposes
Prerequisites and co-requisites	Completion of a basic course in real estate valuation. The student should have knowledge of: • law regarding basic concepts and forms of real estate ownership, • real estate valuation - approaches, methods, and techniques.

Assessment methods and criteria

Subject passing criteria	Passing threshold	Percentage of the final grade
activity	51.0%	15.0%
problem-based task	51.0%	85.0%

Recommended reading

Basic literature	Dydenko Jerzy (red.), Szacowanie nieruchomości, Wolters Kluwer, Warszawa 2020. Rymarzak Małgorzata. (red.), Zarządzanie inwestycjami i nieruchomościami - wybrane problemy, Fundacja Rozwoju Uniwersytetu Gdańskiego, Gdańsk 2011 (rozdział dotyczący wyceny nieruchomości)
Supplementary literature	Collection of standards and professional norms currently included in the Professional Standards of the Polish Federation of Property Valuers' Associations in Warsaw.
eResources addresses	Basic https://hansolo.bg.ug.edu.pl/han/ibuk-libra/https/libra.ibuk.pl/reader/szacowanie-nieruchomosci-katarzyna-nowak-malgorzata-226012 - The book "Szacowanie nieruchomości," 4th edition, edited by Jerzy Dydenko, published by Wolters Kluwer, Warsaw 2020, is available in the IBUK Libra database. Supplementary https://pfsrm.pl/aktualnosci/item/14-standardy-do-pobrania - Collection of standards and professional norms currently included in the Professional Standards of the Polish Federation of Property Valuers' Associations in Warsaw.

Example issues/ example questions/ tasks being completed	Sample Topics: • Water in objective and subjective terms. Principles for establishing the shoreline and restrictions on the use of adjacent properties. Principles of water use and water protection. • Economic and legal conditions for the conversion of agricultural and forest land. Trade and restrictions on the trade of agricultural and forest land. • Principles of valuing property rights. • Principles of valuing agricultural land.
Work placement	Not applicable

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