

Subject card

Subject name and code	Unusual Property Valuation 2, PG_00155623						
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	4		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 course is to prepare students for professions related to real estate management.						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[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_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_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_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_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_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.	[SW1] oral statement/conversation/discussion [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: IV Real Estate Valuation: 11. Valuation of Real Estate for Special Purposes and Valuation of Special Properties (22 hours) 11.1. Valuation of real estate classified as investments and as fixed assets under the accounting act 11.2. Valuation of real estate for securing debts, including determination of the bank-mortgage value of the property 11.3. Valuation of properties designated or occupied for technical infrastructure facilities 11.4. Valuation of properties designated or occupied for public roads 11.5. Valuation of properties for planning purposes 11.6. Valuation of properties for determining adjacency fees 11.7. Valuation of properties for updating annual fees for perpetual usufruct 11.8. Determining property value for individual investors 11.9. Determining the value of damages caused by the construction of underground and above-ground infrastructure 11.10. Determining the value of expenditures on real estate 11.11. Valuation of properties left outside the current borders of the Republic of Poland 11.12. Valuation of land properties located on mineral deposits 11.13. Valuation of historic properties 12. Valuation of Machines and Equipment Permanently Related to the Property (4 hours) 12.1. Subject of valuation - definitions 12.2. Quantitative and qualitative assessment of machines and equipment 12.3. Revision and anticipatory assessment in the evaluation of the operation process of machines and equipment 12.4. Methods of assessing technical condition. Ways of determining technical wear 12.5. The essence of the cost approach in the valuation of machines and equipment
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	12.6. Methods of determining the initial price 12.7. Ways of determining liquidation value 12.8. Valuation procedure using the pair comparison method 12.9. Statistical market analysis method and its use in the valuation of machines and equipment 13. Mass Valuation (2 hours) 13.1. General property taxation 13.2. Representative property, maps, and taxation tables 13.3. Determining cadastral values in the process of general property taxation 13.4. Role and tasks of a property appraiser in the process of general property taxation											
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	<table><tr><th>Subject passing criteria</th><th>Passing threshold</th><th>Percentage of the final grade</th></tr><tr><td>activity</td><td>51.0%</td><td>15.0%</td></tr><tr><td>problem-based task</td><td>51.0%</td><td>85.0%</td></tr></table>			Subject passing criteria	Passing threshold	Percentage of the final grade	activity	51.0%	15.0%	problem-based task	51.0%	85.0%
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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.										
	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 - In the IBUK Libra database, the book "Szacowanie nieruchomości," 4th edition, edited by Jerzy Dydenko, Wolters Kluwer, Warsaw 2020, is available. 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 Problem Task: "Valuation of expenditures on real estate" • description of the subject, scope, and purpose of the valuation • description of the property condition, including map analysis • determination of construction costs and the progress of work • selection of similar properties, analysis of market characteristics, and weighting of market features • property valuation and conclusions
Work placement	Not applicable

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