

Subject card

Subject name and code	Real estate valuation, PG_00150414						
Field of study	Land Management						
Date of commencement of studies	October 2025		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	1		Language of instruction		Polish		
Semester of study	2		ECTS credits		2.0		
Learning profile	academic		Assessment form				
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		15.0		15.0	60
Subject objectives	Familiarisation with current legal conditions, methods of determining the value of real estate, investment strategies, development processes, as well as basic construction issues.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_U05] formulate and test 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
	[GPMU2_W02] 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_U01] formulate and solve complex and unusual problems of spatial management and propose 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] 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_K04] develop the profession's achievements, upholding its ethos, observe the principles of professional ethics by themselves and demanding it from others	the basic level of effective cooperation with specialists in various fields as well as with citizens and entrepreneurs	[SK2] presentation/project/paper/report
Subject contents	A. Problems of the lecture A.1 Basic knowledge of real estate valuation. Areas of real estate management requiring determination of value of real estate. 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. A.3. Legal and methodological considerations in determining the value of real estate. A.4 Methodology of determining the value of real estate in terms of the purpose of valuation and use of real estate. A.5. Value of real estate and land price maps in spatial planning. A.6. The way of optimal use of real estate and the value of hope in European Property Valuation Standards. B. Problems of exercises B1. Introduction to real estate valuation. Features of real estate. B2. Real estate market and its specifics. B3. Property valuation approaches, methods and techniques. B4. Principles of preparing valuation reports. B5. Valuation of land and urbanised properties. B6. Valuation of atypical real estate. B7. Selected problems of estimation.		
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
	Test examination	51.0%	50.0%
	Credit work	51.0%	50.0%
Recommended reading	Basic literature Bończak-Kucharczak E., 2020. Ustawa o gospodarce nieruchomościami. Wolters Kluwer, Warszawa. Dydenko J. (red.), 2020. Szacowanie nieruchomości. Wolters Kluwer, Warszawa.		

	Supplementary literature	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., Stański 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.
	eResources addresses	Adresy na platformie eNauczanie:
Example issues/ example questions/ tasks being completed	Lecture-Gaining more than 51% marks in the examExercises-Passing grade for the credit projectA student obtains one mark from the course which in 50% results from the mark for the exercises50% from the examination grade and 50% from the pass mark for the examination/assessment, 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.	
Work placement	Not applicable	

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