University of Gdańsk

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

A. Problems of the lectureA.1 Basic knowledge of real estate valuation. Areas of real estate management requiring determination of valuereal 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 exercisesB1. 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. 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
Presentation	51.0%	25.0%
Test examination	51.0%	50.0%
Credit work	51.0%	25.0%

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., Staniszewska A., Spigarska E., Staśkiel M. i inni, 2020. Rynek nieruchomości w Polsce. Teoria i praktyka. Wolters Kluwer,Warszawa. Wilkowska-Kołakowska D., 2012. Wycena nieruchomości. Operat szacunkowy. Rzeczoznawstwo majątkowe. LexisNexis, Warszawa. Żak M., 2013. Wycena nieruchomości. C. H. Beck, Warszawa.
	eResources addresses	
Example issues/ example questions/ tasks being completed	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.	
Work placement	Not applicable	

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