



## Subject card

Subject name and code	Elective design, PG_00056700						
Field of study	Spatial Development						
Date of commencement of studies	October 2022	Academic year of realisation of subject			2024/2025		
Education level	first-cycle studies	Subject group					
Mode of study	Full-time studies	Mode of delivery			at the university		
Year of study	3	Language of instruction			Polish		
Semester of study	5	ECTS credits			2.0		
Learning profile	general academic profile	Assessment form			assessment		
Conducting unit	Faculty of Architecture						
Name and surname of lecturer (lecturers)	Subject supervisor		Barbara Majewska				
	Teachers		Barbara Majewska				
Lesson types and methods of instruction	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	0.0	30.0	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		0.0		0.0	30
Subject objectives	Acquiring knowledge about the functioning of the real estate market.						
Learning outcomes	Course outcome	Subject outcome			Method of verification		
	[K6_U06] properly analyses the causes and the course of the process, and the social, cultural, political, legal and economic problems affecting changes in space, including those resulting from historical circumstances; makes design decisions based on social conditions, respecting the needs of users, the cultural environment	properly analyzes the causes and course of processes, legal and economic phenomena that affect changes in space,			[SU1] Assessment of task fulfilment		
	[K6_K71] is conscious of the need to apply knowledge from humanistic, social, economic or legal sciences in order to function in a social environment	is aware of the need to use the knowledge of economic and legal sciences to function in the social environment			[SK5] Assessment of ability to solve problems that arise in practice		
	[K6_W07] knows the determinants of spatial economy in the field of social and economic sciences, including socio-cultural and legal issues	knows the conditions of spatial management in the field of economic and legal sciences			[SW3] Assessment of knowledge contained in written work and projects		
[K6_U07] evaluates the usefulness of standard methods and tools used in planning and management of spatial development and is able to select and apply the most appropriate ones	is able to choose and apply appropriate methods and tools used in the process of planning and managing spatial development			[SU4] Assessment of ability to use methods and tools			

<p><b>Subject contents</b></p>	<p>1. Real estate</p> <p>definition, types types of real estate, rights real estate data sources, rules of real estate trading</p> <p>Task: to determine the legal and physical condition of the property on which the project will be carried out and to assess potential threats (SWOT analysis).</p> <p>2. The real estate market</p> <p>the specificity of real estate as an economic good, price, value, income, cost, approaches, methods of real estate, appraisal features of the real estate market, real estate market participants</p> <p>3. Functioning of the real estate market</p> <p>demand, supply and price the place of the real estate market in the financial market factors influencing the development of the real estate market real estate market monitoring forecasting and interpreting market trends</p> <p>The task: collecting data from the real estate market and their analysis.</p> <p>4. Macroeconomic policy and the real estate market</p> <p>macroeconomic data business cycles state interventionism assessment and forecasting of the economic situation determining the economic advantage of the region</p> <p>Task: collecting macroeconomic data and their analysis.</p> <p>5. Ethics in the activity of a real estate adviser. principles of sustainable development corporate social responsibility RICS code of ethics, PFSRM</p> <p>Task: a proposal to apply the above principles in the project</p> <p>6. Investment analysis.</p> <p>time value of money present value future value interest rate, rate of return investment financing income and risk analysis</p> <p>Task: making calculations for the prepared project, taking into account financing options, risk assessment, SWOT analysis.</p>		
<p><b>Prerequisites and co-requisites</b></p>			
<p><b>Assessment methods and criteria</b></p>	<p>Subject passing criteria</p>	<p>Passing threshold</p>	<p>Percentage of the final grade</p>
	<p>evaluation of performed tasks</p>	<p>100.0%</p>	<p>100.0%</p>
<p><b>Recommended reading</b></p>	<p>Basic literature</p>	<ul style="list-style-type: none"> <li>• Ustawa z dnia 23 kwietnia 1964 r. - Kodeks cywilny</li> <li>• Ustawa z dnia 21 sierpnia 1997 r. o gospodarce nieruchomościami</li> <li>• Rozporządzenie Rady Ministrów w sprawie wyceny nieruchomości i sporządzania operatu szacunkowego z dnia 21.09.2004 roku</li> <li>• Ustawa z dnia 24.06.1994 r. o własności lokali (Dz.U. z 1994r. Nr 85, poz. 388) z późniejszymi zmianami.</li> <li>• Ustawa z dnia 6 lipca 1982 r. o księgach wieczystych i hipotece.</li> <li>• Ustawa z dnia 27 marca 2003 r. o planowaniu i zagospodarowaniu przestrzennym</li> <li>• Ustawa z dnia 7 lipca 1994 r. - Prawo budowlane</li> <li>• Rozporządzenie Ministra Transportu, Budownictwa i Gospodarki Morskiej z dnia 5 lipca 2013 r. zmieniające rozporządzenie w sprawie warunków technicznych, jakim powinny odpowiadać budynki i ich usytuowanie</li> </ul>	

	Supplementary literature	<ul style="list-style-type: none"> <li>• E. Kucharska Stasiak Nieruchomość w gospodarce rynkowej PWN</li> <li>• P. A. Samuelson, W. D. Nordhaus Ekonomia REBIS</li> <li>• K. Jajuga, T. Jajuga Inwestycje PWN</li> <li>• D. Adams "Urban Planning and the Development Process" UCL Press</li> <li>• D. Cadman &amp; R. Topping "Property Development" E&amp;FN SPON</li> <li>• C. Greed "Introducing Town Planning", Longman</li> <li>• P. Morgan, S. Nott "Development Control: Law, Policy and Practice" Butterworths</li> <li>• P. Roberts &amp; H. Sykes "Urban Regeneration a Handbook" SAGE Publications</li> <li>• A. Ring J. Dasso "Real Estate Principles and Practices" Prentice Hall</li> <li>• "Towards Sustainable Cities" Sorensen, Grant, Marcotullio</li> <li>• - <b>Powszechne Krajowe Zasady Wyceny PFSRM</b></li> <li>• - <b>RICS Valuation Professional Standards</b></li> <li>• - International Valuation Standards</li> </ul>
	eResources addresses	Adresy na platformie eNauczanie:
Example issues/ example questions/ tasks being completed	Task 1: determining the legal and physical condition of the property where the project will be carried out and assessment of potential threats (SWOT analysis). Task 2: collecting data from the real estate market and their analysis. Task 3: collecting macroeconomic data and their analysis. Task 4: proposal to apply the above principles in the project. Task 5: making calculations for the prepared project, taking into account financing options, risk assessment, SWOT analysis.	
Work placement	Not applicable	