



Subject card

Subject name and code	Approaches, methods and techniques for real estate valuation in Poland, PG_00070168						
Field of study	Real Estate 5.0						
Date of commencement of studies	February 2026	Academic year of realisation of subject			2025/2026		
Education level	second-cycle studies	Subject group			Optional subject group Specialty subject group 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	1	ECTS credits			3.0		
Learning profile	general academic profile	Assessment form			assessment		
Conducting unit	Department of Geodesy -> Faculty of Civil and Environmental Engineering -> Faculties of Gdańsk University of Technology						
Name and surname of lecturer (lecturers)	Subject supervisor	prof. dr hab. inż. Małgorzata Renigier-Biłozor					
	Teachers	prof. dr hab. inż. Małgorzata Renigier-Biłozor dr hab. inż. Tomasz Falborski					
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	15.0	30.0	0.0	0.0	0.0	45
	E-learning hours included: 0.0						
	eNauczenie source addresses: Moodle ID: 5563 Podejścia, metody i techniki wyceny nieruchomości w Polsce https://enauczenie.pg.edu.pl/2025/course/view.php?id=5563						
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	45	3.0	27.0	75		
Subject objectives	The aim of the course is to prepare students to apply approaches, methods, and techniques of property valuation in practice, including the selection of an appropriate approach depending on the purpose of the valuation and the type of property, as well as to conduct market analyses necessary to determine property value.						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[K7_U04] is able to independently and collaboratively identify, analyse, and solve complex problems related to the valuation of real estate and property rights, using appropriate valuation approaches, methods, and techniques in accordance with professional standards. They can acquire and interpret data from multiple sources, conduct market analyses, and determine the value of various types of properties and rights for diverse purposes. The graduate is capable of preparing and reviewing expert reports, including valuation reports, applying mass appraisal procedures, and developing professional analyses and advisory studies in compliance with national and international standards of good practice	The student is able to apply approaches, methods, and techniques of property valuation in practice, conduct real estate market analysis, select relevant market attributes and determine their impact on property value, as well as prepare a basic valuation report.	[SU3] Assessment of ability to use knowledge gained from the subject [SU4] Assessment of ability to use methods and tools
	[K7_W04] possesses advanced interdisciplinary knowledge of procedures, methods, and theories related to real estate valuation and understands the organizational and legal conditions governing the professional practice of a property valuer	The student knows and understands the principles of applying approaches, methods, and techniques of property valuation, as well as the legal and organizational foundations of the property valuer profession.	[SW2] Assessment of knowledge contained in presentation [SW3] Assessment of knowledge contained in written work and projects
Subject contents	Course content – lecture		
	<p>Types of approaches, methods and techniques used in property valuation and the principles of their application. Sales comparison approach: Paired comparison method; Average price adjustment method; Statistical market analysis method; Real estate market research and analysis; Selection of market attributes; Determination of the impact of market attributes on price levels.</p> <p>Income approach: Investment method; Profits method; Direct capitalization technique; Discounted cash flow technique; Real estate market research and analysis; Specificity and scope of analysis depending on the applied methods and techniques.</p> <p>Cost approach: Reproduction cost method; Replacement cost method; Detailed technique; Unit-in-place technique; Index (cost index) technique; Specificity and scope of analysis depending on the applied methods and techniques.</p> <p>Mixed approach: Residual method; Land value indicator method; Liquidation cost method; Specificity and scope of analysis depending on the applied methods.</p>		
	Course content – exercises		
	<p>Analysis of key legal regulations in property valuation based on a selected property example. Specific aspects of market research and analysis in the sales comparison approach: selection of market attributes and determination of their impact on prices.</p> <p>Practical application of the income approach: capitalization, discounting, and analysis of market rents.</p> <p>Cost and mixed approaches in practice: detailed techniques, index-based techniques, and the residual method.</p> <p>Principles and procedures for preparing an appraisal report using the discussed methods; analysis of market cases.</p>		
Prerequisites and co-requisites			
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
		60.0%	40.0%
		60.0%	60.0%

Recommended reading	Basic literature	Act of 21 August 1997 on Real Estate Management (Journal of Laws of 2023, item 344, as amended) Regulation of the Minister of Development and Technology of 5 September 2023 on Property Valuation (Journal of Laws 2023, item 1832) Professional Standards of Property Valuers Polish Federation of Valuers Associations (current edition) Act of 23 April 1964 Civil Code
	Supplementary literature	International Valuation Standards (IVS) International Valuation Standards Council (current edition). European Valuation Standards (EVS) The European Group of Valuers Associations (TEGoVA) (current edition). Industry literature and academic articles on the property market
	eResources addresses	
Example issues/ example questions/ tasks being completed	Selection of valuation approach and method depending on the purpose and type of property; real estate market analysis and identification of market attributes; assessment of the impact of market attributes on value; application of sales comparison, income, and cost approaches; case study analysis determination of property value and justification of the selected method.	
Practical activities within the subject	Not applicable	

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