



Subject card

Subject name and code	Green Building Certifications, Wellbeing, and Property Due Diligence, PG_00069939						
Field of study	Real Estate 5.0						
Date of commencement of studies	February 2026		Academic year of realisation of subject		2026/2027		
Education level	second-cycle studies		Subject group		Obligatory subject group in the field of study Humanistic-social subject group		
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	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. Magdalena Popowska				
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						
	eNauczanie source address: https://enauczanie.pg.edu.pl/2025/course/view.php?id=7599						
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 familiarize students with ESG principles in real estate, green building certification systems, and the conditions influencing users' wellbeing. The course also covers practical aspects of assessing environmental and social solutions and their significance in the real estate due diligence process.						
Learning outcomes	Course outcome		Subject outcome		Method of verification		
	[K7_U05] is able to manage real estate assets throughout their entire life cycle, applying knowledge in the areas of brokerage, investment, and asset management. The student can utilize modern tools and technologies (including digital solutions, PropTech, and BIM), incorporate the principles of sustainable development, ESG, wellbeing, and green certifications, as well as conduct due diligence analyses and effectively implement investment projects.		Takes into account the principles of sustainable development, ESG, wellbeing, and green building certification.		[SU1] Assessment of task fulfilment [SU3] Assessment of ability to use knowledge gained from the subject		
	[K7_W05] possesses advanced interdisciplinary knowledge of procedures, methods, and theories related to real estate trading, property management, and operation, as well as other processes characteristic of the functioning of the real estate market. The student understands the organizational and legal conditions governing the professional practice of real estate agents, property managers, and other specialists operating within the real estate sector.		Understands the organizational and legal framework governing the professions of real estate broker, property manager, and other specializations and professions operating within the real estate sector.		[SW1] Assessment of factual knowledge [SW3] Assessment of knowledge contained in written work and projects		

Subject contents	Course content – lecture		
	1. ESG in Real Estate and Sustainability: E, S, and G areas; the importance of ESG for investors, owners, tenants, and users; ESG across the real estate lifecycle. 2. ESG Law and Requirements for Buildings: EU Taxonomy, CSRD, ESRS, EPBD, energy requirements, zero-emission buildings, greenwashing. 3. Green Building Certifications: BREEAM, LEED, DGNB, WELL, and Fitwel; objectives, scope, certification levels, and differences between systems. 4. Green Certifications in Practice: certification process, pre-assessment, documentation, roles of participants, energy, CO2 emissions, LCA, LCC, materials, waste, water, and the circular economy. 5. Wellbeing as an Element of Building Quality: physical, mental, and social wellbeing; the relationship between the building, health, comfort, and productivity. 6. The Building's Impact on People: air quality, thermal comfort, lighting, acoustics, ergonomics, greenery, and user control over conditions. 7. Inclusive and Social Design: Universal Design, accessibility, neurodiversity, needs of diverse user groups, physical and psychological safety. 8. Wellbeing Across the Building Lifecycle: investment brief, participatory design, commissioning, facility management, and change management. 9. Measuring Wellbeing and Wellbeing Washing: Post-Occupancy Evaluation, user surveys, data from sensors and BMS, wellbeing KPIs, and credible reporting of outcomes.		
	Course content – exercises		
	1. Comparison of Green Building Certification Systems 2. Simplified Building Pre-Assessment Based on ESG Criteria 3. Real Estate Case Study – Solutions Improving the ESG Profile and Building Resilience 4. Wellbeing Audit – Assessment of a Building or Space from the User's Perspective 5. Post-Occupancy Evaluation – Development of a Tool for Assessing Building Use Quality 6. Critical Analysis of Wellbeing/ESG Claims and Identification of Wellbeing-Washing Risks		
Prerequisites and co-requisites	Basic knowledge of the real estate market and building operations.		
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	case study	50.0%	70.0%
	test	50.0%	30.0%
Recommended reading	Basic literature	World Health Organization, Constitution of the World Health Organization. World Health Organization, WHO Housing and Health Guidelines, 2018. International WELL Building Institute, WELL Building Standard v2. World Green Building Council, Health, Wellbeing and Productivity in Offices: The Next Chapter for Green Building. Allen, J.G., Macomber, J.D., Healthy Buildings: How Indoor Spaces Drive Performance and Productivity, Harvard University Press, 2020. Current European Union documents and guidelines concerning ESG, the EU Taxonomy, CSRD, ESRS, and EPBD.	
	Supplementary literature	BREEAM – current system materials. • LEED – current system materials. • WELL Building Standard – current system materials. • DGNB System – current system materials. • Fitwel – current system materials.	
	eResources addresses		
Example issues/ example questions/ tasks being completed	• What is the significance of the EU Taxonomy, CSRD, ESRS, and EPBD for the real estate market? • What are the main differences between BREEAM, LEED, DGNB, WELL, and Fitwel? • What does a building pre-assessment involve in the green certification process? • Which environmental aspects should be considered when assessing a building from an ESG perspective? • How do indoor air quality, thermal comfort, lighting, and acoustics affect building users' wellbeing? • What does inclusive design involve, and why is it important from an ESG perspective? • What is Post-Occupancy Evaluation, and what information can it provide to a property manager or owner? • What data from BMS systems and sensors can be used to assess building use quality and support ESG objectives? • What are wellbeing washing and greenwashing, and what consequences can they have for the credibility of a property owner or investor?		
Practical activities within the subject	Not applicable		

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