

## UČNI NAČRT PREDMETA / COURSE SYLLABUS

**Predmet:** Koncept nepremičnin  
**Course title:** Real Estate Concept

Študijski program in stopnja Study programme and level	Študijska smer Study field	Letnik Academic year	Semester Semester
Pravo in management nepremičnin - 2. stopnja		1	1
Law and Management of Real Estate – 2 <sup>nd</sup> degree		1	1

**Vrsta predmeta / Course type**

Obvezni/Obligatory

**Univerzitetna koda predmeta / University course code:**

Predavanja Lectures	Seminar Seminar	Sem. vaje Tutorial	Lab. vaje Laboratory work	Teren. vaje Field work	Samost. delo Individ. work	ECTS
40	0	0	0	0	160	8

**Nosilec predmeta / Lecturer:**

prof. dr. Živa Kristl

**Jeziki /**

**Languages:**

**Predavanja /** Slovenski jezik/ Slovenian

**Lectures:** Angleški jezik/English

**Vaje / Tutorial:**

**Pogoji za vključitev v delo oz. za opravljanje študijskih obveznosti:**

Vpis v 1. letnik magistrskega študija

Vsaj 80% prisotnost na predavanjih.

**Prerequisites:**

Enrollment in the 1<sup>st</sup> year of master study

At least 80% attendance at lectures.

**Vsebina:**

Pojem nepremičnin je pravna, ekonomska, tehnična, sociološka, psihološka kategorija ter jo je kot tako potrebno interdisciplinirano obravnavati. Pri predmetu se problematika nepremičnin poveže s fizičnim okoljem (geografska lega, geomorfološka sestava tal, klimatski pogoji), socialnim okoljem (ljudje in organizacije, medosebni in medskupinski odnosi, prevladujoče vzdušje, kultura), trajnostjo (vplivi na okolje, vzdržna raba zemljišč, kvaliteta bivalnega okolja), ekonomijo (vrednost nepremičnin, ekonomska lastnina),

**Content (Syllabus outline):**

The concept of real estate is a legal, economic, technical, sociological, psychological category and should be treated as such interdisciplined. The subject of real estate is related to the physical environment (geographical location, geomorphological composition of soil, climatic conditions), social environment (people and organizations, interpersonal and intergroup relations, prevailing atmosphere, culture), sustainability (environmental impacts, sustainable land use, quality living environment), economics (real estate value,

sociologijo, pravom (pravno-lastninski vidiki), prometom, zdravjem, kulturno krajino, gradbeništvom, urbanizmom, arhitekturo in drugimi socialnopsihološkimi aspekti, ki so povezani z različnimi značilnostmi nepremičnin. Posebej pozorno je obravnavana evalvacija nepremičnin v povezavi z zaznavo socialne klime in pokazatelji učinkovitosti (recimo odnos med nepremičninskim statusom družine in klimo, samoevalvacijo članov, vrednotami in drugimi orientacijami, življenjskim slogom, staranjem prebivalstva, globalizacijo, identiteto itd.). Drugi pomemben sklop vprašanj v zvezi z nepremičninami zadeva organizacijsko kulturo. Organizacijska in širša kultura je obravnavana kot celoten skop spremenljivk, ki zajemajo objektivne značilnosti organizacijske kulture, procesov, učinkovitosti, socialne klime, vodenja, komunikacije, vrednot in različne vidike materialne infrastrukture. Gre za oboje, za odnos in izraz tega, kar spada v širši pojem kulture: bivalna kultura, kultura kraja, organizacijska kultura, implicitna in eksplicitna kultura. Posebej so izpostavljeni artefakti organizacijske kulture kot zunanji izraz le-te. Pozornost je namenjena tudi posameznikovi percepciji okolja. Posebej je pomembna percepcija tistih prostorov (bivalno, delovno, geografsko-nacionalno okolje), ki predstavljajo celoto okolja v katerem oseba živi, dela oziroma je na različne načine aktivna, razmerja človek-okolje in uporabnikova perspektiva.

economic property), sociology, law (legal-property aspects), transport, health, cultural landscape, construction, urbanism, architecture and other socio-psychological aspects related to different characteristics of real estate. Special attention is paid to real estate evaluation in relation to the perception of social climate and performance indicators (for example, the relationship between family real estate status and climate, self-evaluation of members, values and other orientations, lifestyle, aging, globalization, identity, etc.). Another important set of real estate issues concerns organizational culture. Organizational and broader culture is considered as a whole set of variables that cover the objective characteristics of organizational culture, processes, efficiency, social climate, leadership, communication, values and various aspects of material infrastructure. It is about both, the relationship and expression of what belongs to the broader concept of culture: living culture, place culture, organizational culture, implicit and explicit culture. Artifacts of organizational culture as an external expression of it are especially exposed. Attention is also paid to the individual's perception of the environment. Especially important is the perception of those spaces (living, working and geographical-national environment) that represent the whole environment in which a person lives, works or is active in various ways, human-environment relations and the user's perspective.

### **Temeljna literatura in viri / Readings:**

#### **Obvezna (Obligatory):**

1. Temeljotov Salaj, A., Zupančič D. (2006) Odnos do nepremičnin in organizacijskega okolja. Ljubljana, Slovenski inštitut za revizijo. (or English translation)
2. Zupančič, D. (2006) Relationship to property and the organizational environment, (Professional Collection Slovenian Auditing Institute, iss. 4). 1. ed. Ljubljana: Slovenski inštitut za revizijo.)
3. Kristl, Ž. (2019) Trajnostni vidiki stanovanjske gradnje. 1. natis. Nova Gorica: Nova univerza, Evropska pravna fakulteta. 263 str., ilustr. ISBN 978-961-6731-30-0. [COBISS.SI-ID 301510656] (izbrana poglavja)
4. Grum B., Temeljotov Salaj A. (2010) Interdisciplinarni vidiki nepremičnin: znanstvena monografija. 1. izd. Ljubljana [i. e.] v Novi Gorici: Evropska pravna fakulteta.
5. Rapoport, A. (1990) The meaning of the built environment, University of Arizona Press,

Tucson (second edition).

6. Periodična literatura (priporočeni aktualni znanstveni članki s področja in drugi viri, na primer SURS in EUROSTAT podani v študijskih gradivih)
7. Študijska gradiva dostopna v spletni učilnici

**Priporočena (Recommended):**

8. Rapoport, A. (1981) Identity and environment: A cross-cultural perspective, In: J.S. Duncan (ed.), Housing and Identity: Cross-cultural perspectives, Croom Helm, London, 6-35.
9. Hofstede, G. (1996) Cultures and organizations: Software of the mind: Intercultural cooperation and its importance for survival, New York, McGraw Hill.
10. Cameron, K.S., Quinn R.E. (2006) Diagnosing and changing organisational culture: based on competing values framework, San Francisco, John Wiley & Sons.
11. Rus, Veljko (1997) Socialna psihologija: teorija, empirija, eksperiment, uporaba, Ljubljana, Davean.
12. Zupan, N. Kaše, R. (2007) Uvod v organizacijsko kulturo, Ljubljana, Ekonomska fakulteta.
13. Lynch, Kevin (1960). The Image of the City, Cambridge MA, MIT Press.
14. Cooper, C. (1974). The house as symbol of the self, In: J. Lang, C. Burkett, W. Moleski and Vachon (Eds.), Designing for human behavior: Architecture and the behavioral sciences, pp. 130-146), Stroudsburg, PA.: Dowden, Hutchinson, and Ross.

**Regulatorni in strateški dokumenti s področja okolja, npr.:**

15. Evropski zeleni dogovor, 2020; [https://ec.europa.eu/info/publications/communication-european-green-deal\\_en](https://ec.europa.eu/info/publications/communication-european-green-deal_en)
16. Guideline for sustainable building (2016) Federal ministry of the environment, nature conservation, building and nuclear safety of the Republic of Germany, [https://www.nachhaltigesbauen.de/fileadmin/pdf/Sustainable\\_Building/LFNB\\_E\\_160309.pdf](https://www.nachhaltigesbauen.de/fileadmin/pdf/Sustainable_Building/LFNB_E_160309.pdf) <september 2024>.
17. Paket Pripravljeni na 55 (Fit for 55): <https://www.consilium.europa.eu/en/policies/green-deal/fit-for-55-the-eu-plan-for-a-green-transition/#package>

**Cilji in kompetence:**

Cilj predmeta je razviti občutek za pomen različnih pristopov, ki poleg pravno-legalnih in ekonomsko-tehničnih značilnosti vplivajo na vrednost nepremičnin in ki obsega dojetanje makro in mikro prostora. Zato se znotraj predmeta študenti seznanjajo s pojmi vrednote, vrednostjo, socialno izmenjavo, pravičnostjo, lastnino kot socialnim odnosom, komunikacijo, motivacijo, stališči, organizacijsko kulturo, okoljem, trgom nepremičnin v navezavi z okoljem in človekom.

**Študenti/ke bodo pridobili naslednje predmetno specifične kompetence:**

- poznavanje in razumevanje širokega nabora pojmov v zvezi s konceptom

**Objectives and competences:**

The main objective is to develop a sense of different approaches which beside legal and economic and technical characteristics influence the real estate value and which comprehends micro and macro environment. Students are informed with the concepts of value, worth, social exchange, justice, property as social relationship, communication, motivation, organizational culture, environment, real estate market in relation to environment and man.

**Students will gain the following subject specific competences:**

- knowledge and understanding of a wide range of concepts related to the concept

nepremičnin;

- poglobljeno razumevanje pomembnosti uporabe multidisciplinarnega pristopa pri obravnavi nepremičnin;
- sposobnost povezovanja različnih strokovnih disciplin, s ciljem uresničevanja nepremičninskih ciljev;
- sposobnost vključevanja urbanističnih in arhitekturnih principov nepremičninskega okolja in interdisciplinarnega razmišljanja v primeru investicijskega načrtovanja ob upoštevanju pomembnih okoljskih vidikov;
- razumevanje in razvoj sposobnosti uporabe temeljnih principov komunikacije ob upoštevanju socialne klime in pokazateljev učinkovitosti pri ravnanju z nepremičninami;
- dobro razumevanje pomena kulturnih vidikov pri obravnavi nepremičnin;
- pridobitev sposobnosti razumevanja pomena nacionalne multikulture podobe v svetu in Evropi ter upravljanja s kulturnimi razlikami in nacionalnimi nepremičninskimi dilemami;
- poglobljeno razumevanje postopkov presoje kakovosti nepremičnine z različnih vidikov;
- razvoj sposobnosti kritično analizirati in presojeti dostopne nepremičninske vire in znanstvena besedila;
- sposobnost kritične presoje zbranih podatkov in ocene njihove relevantnosti in kakovosti;

**Študenti/ke bodo pridobili naslednje splošne kompetence:**

- sposobnost samostojnega in avtonomnega študijskega dela;
- sposobnost kritične strokovne razprave in analize o temeljnih nepremičninskih pojmihi;
- uporaba ustreznih metod nepremičninskega raziskovanja, njihovih postopkov, analize in sinteze;
- sposobnost za razumevanje in

of real estate;

- in-depth understanding the importance of applying a multidisciplinary approach to real estate;
- ability to connect different professional disciplines, with the aim of achieving real estate goals;
- ability to include urban and architectural principles of the real estate environment and interdisciplinary thinking in the investment planning with consideration of important environmental aspects;
- understanding and developing the ability to apply the basic principles of communication, taking into account the social climate and performance indicators in real estate management;
- good understanding the importance of cultural aspects in dealing with real estate;
- gaining the ability to understand the importance of the national multicultural image in the world and Europe and to manage cultural differences and national real estate dilemmas;
- in-depth understanding of procedures for assessment of the quality of real estate from various perspectives;
- developing the ability to critically analyze and assess available real estate resources and scientific texts;
- ability to critically assess the collected data and assess their relevance and quality;

**Students will gain the following general competences:**

- ability of independent and autonomous study work;
- ability to critically discuss and analyze basic real estate concepts;
- use of appropriate methods of real estate research, their procedures, analysis and synthesis;
- ability to understand and solve specific work problems using relevant methods

reševanje konkretnih delovnih problemov z uporabo relevantnih metod in postopkov;

- sposobnost skupinskega dela in pripravljenosti za sodelovanja pri reševanju konkretnih primerov s področja;
- razvoj komunikacijskih sposobnosti in veščin pri obravnavi in analizi nepremičnin;
- razvoj ustvarjalnosti in sposobnosti premagovanja problemov pri ravnanju z nepremičninami;
- razvoj sposobnost vodenja pri reševanju konkretnih primerov s področja nepremičnin;
- razumevanja pomena nacionalnega multikulturnega okolja ter upravljanja s kulturnimi razlikami in nacionalnimi nepremičninskimi dilemami;
- razvoj sposobnosti uporabe interdisciplinarnih znanj pri obravnavi problemov s področja nepremičnin;
- razvoj veščin in spretnosti v uporabi znanja na področju nepremičnin ter uporaba informacijsko komunikacijske tehnologije in sistemov;
- sposobnost ustreznega navajanja domačih in mednarodnih virov;

and procedures;

- ability to work in groups and be willing to cooperate in solving concrete cases in the field;
- development of communication skills and abilities in the treatment and analysis of real estate;
- development of creativity and ability to overcome problems in real estate management;
- development of leadership skills in solving concrete cases in the field of real estate;
- understanding the importance of the national multicultural environment and managing cultural differences and national real estate dilemmas;
- development of the ability to use interdisciplinary knowledge in dealing with real estate problems;
- development of skills in the use of knowledge in the field of real estate and the use of information and communication technology and systems;
- ability to cite domestic and international sources appropriately;

### **Predvideni študijski rezultati:**

Znanje in razumevanje:

*Študent/študentka:*

- pozna širši pojem nepremičnin v povezavi s trajnostnim razvojem (predvsem vplivi na družbeni in gospodarski steber);
- pozna in razume pojme vrednota, vrednost, socialna izmenjava, socialni odnosi, organizacijska kultura, okolje, trg nepremičnin;
- razume odnos do kulture v povezavi z nepremičninami;
- pozna in razume zgodovino razvoja nepremičninske stroke;

### **Intended learning outcomes:**

Knowledge and understanding:

Student:

- knows the broader concept of real estate in relation to sustainable development (above all influences in the social and economy pillars);
- knows and understands the concepts of value, value, social exchange, social relations, organizational culture, environment, real estate market;
- understands the attitude towards culture in connection with real estate;
- knows and understands the history of the development of the real estate

- razume in razvija sposobnosti uporabe temeljnjih principov komunikacije ob upoštevanju socialne klime in pokazateljev učinkovitosti pri ravnanju z nepremičninami;
- sposoben je razvijanja uravnotežene obravnave humanističnih, družbenih in tehničnih znanj na področju nepremičnin;
- sposoben je povezovanja znanja z različnih interdisciplinarnih področij,
- sposoben je komunicirati z različnimi deležniki na trgu;
- razvija sposobnost umeščanja novih informacij in interpretacij v kontekst razvoja stroke na področju nepremičnin;
- razvija sposobnost fleksibilne uporabe znanja v praksi;

- profession;
- understands and develops the ability to apply the basic principles of communication, taking into account the social climate and performance indicators in real estate management;
- is able to develop a balanced treatment of humanities, social and technical knowledge in the field of real estate;
- is able to integrate knowledge from different interdisciplinary fields,
- is able to communicate with various market stakeholders;
- develops the ability to place new information and interpretations in the context of the development of the real estate profession;
- develops the ability to flexibly apply knowledge in practice;

#### Metode poučevanja in učenja:

##### Oblike dela:

- Frontalna oblika poučevanja
- Delo v manjših skupinah oz. v dvojicah
- Samostojno delo študentov
- e-učenje
- drugo (vpišite) \_\_\_\_\_

##### Metode (načini) dela:

- Razlaga
- Razgovor/ diskusija/debata
- Delo z besedilom
- Proučevanje primera
- Igra vlog
- Druge vrste nastopov študentov
- Reševanje nalog
- Terensko delo (npr. anketiranje)
- Vključevanje gostov iz prakse
- Udeležba na okrogli mizi, na konferenci

#### Learning and teaching methods:

##### Types of learning/teaching:

- Frontal teaching
- Work in smaller groups or pair work
- Independent students work
- e-learning
- other \_\_\_\_\_

##### Teaching methods:

- Explanation
- Conversation/discussion/debate
- Work with texts
- Case studies
- Role-play
- Different presentation
- Solving exercises
- Field work (e.g. questionnaire survey)
- Inviting guests from companies
- Attending round table and conference

#### Načini ocenjevanja:

Delež (v %) /  
Weight (in %)

#### Assessment:

Način (pisni izpit, ustno izpraševanje, naloge, projekt): pisni izpit in seminarsko delo.	<b>75%</b> <b>25%</b>	Type (examination, oral, coursework, project): written examinations and seminar work.
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**Reference nosilca / Lecturer's references:**

1. KRISTL, Živa. Trajnostni vidiki stanovanjske gradnje. 1. natis. Nova Gorica: Nova univerza, Evropska pravna fakulteta, 2019. 263 str. ilustr. ISBN 978-961-6731-30-0. [COBISS.SI-ID 301510656]
2. KRISTL, Živa. Sustainability aspects of housing = Trajnostni vidiki nepremičnin. *Dignitas : revija za človekove pravice*. 2023, [št.] 97, str. 59-77. ISSN 1408-9653. [COBISS.SI-ID [168997123](#)]
3. KRISTL, Živa, GRUM, Bojan. Urbani prostor in medgeneracijsko dožemanje pomena dnevne osvetljenosti in zelenega pogleda. V: KOBAL GRUM, Darja (ur.), GRUM, Bojan (ur.). *Urbani prostor in življenjsko zadovoljstvo*. 1. izd. Ljubljana: Inštitut za nepremičninske vede, 2024. Str. 147-179, ilustr., tabele, graf. prikazi. ISBN 978-961-95781-6-2. [COBISS.SI-ID [212383747](#)]
4. KOPRIVEC, Ljudmila, ZBAŠNIK-SENEGAČNIK, Martina, KRISTL, Živa. A study of restorative potential in window views adopting Kaplan's attention restoration theory and urban visual preferences defined by Lynch. *Journal of architecture and urbanism*. 2022, vol. 46, iss. 2, 148-159 str.
5. Senior, C., Temeljotov-Salaj, A., Vukmirović, M., Kristl, Ž. 2021. The Spirit of Time—The Art of Self-Renovation to Improve Indoor Environment in Cultural Heritage Buildings, *Energies* 14 (13), 4056; <https://doi.org/10.3390/en14134056>
6. KRISTL, Živa, SENIOR, Coline, TEMELJOTOV SALAJ, Alenka. Ključni izzivi prilagajanja podnebnim spremembam v gradbenem sektorju = Key challenges of climate change adaptation in the building sector. *Urbani izziv*. [Tiskana izd.]. 2020, letn. 31, št. 1, str. 40-50, 101-111, ilustr. ISSN 0353-6483.