UČNI NAČRT PREDMETA / COURSE SYLLABUS	
Predmet:	**Nepremičninska kultura in etika**
Course title:	***Real estate culture and ethics***

Študijski program in stopnja Study programme and level	Študijska smer Study field	Letnik Academic year	Semester Semester
Pravo in management nepremičnin - 3. stopnja		2.	1.
Law and management of real estate - 3rd degree		2.	1.

Vrsta predmeta / Course type	Izbirni / Elective
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
20	0	0	0	0	230	10

Nosilec predmeta / Lecturer:	Prof. dr. Alenka Temeljotov Salaj

Jeziki / Languages:	**Predavanja / Lectures:**	Slovenski jezik/Slovenian/angleški jezik/English
	Vaje / Tutorial:	

Pogoji za vključitev v delo oz. za opravljanje študijskih obveznosti:	**Prerequisits:**
Vpis v 2. letnik podiplomskega študija. Vsaj 80% prisotnost na predavanjih.	Enrollment in the 2nd year of postgraduate study program. At least 80% attendance at lecture.

Vsebina:	**Content (Syllabus outline):**
• Pomen nepremičninskih organizacij. • Organizacija in organizacijska kultura. • Organizacija kot strukturna skupina. • Procesi v organizaciji. • Nepremičninski management. • Upravljanje z objekti. • Trajnostni razvoj. • Uporabnikov pogled. • Nove tehnologije.	• *The meaning of real estate organizations.* • *Organization and organizational culture.* • *Organization as a structural group.* • *Processes within the organization.* • *Real estate management.* • *Facility management.* • *Sustainable development.* • *Users' perspective.* • *New technologies.*

Temeljna literatura in viri / Readings:

- Temeljotov Salaj, A., Zupančič D., Vodopivec, Ines (ur.). (2017). *Attitude towards real estate and organizational environment*. 1st ed. Ljubljana: Nova univerza, European Faculty of Law.
- Grum, B., Temeljotov Salaj, A. (2021). *Current aspects of real estate research*. Ljubljana: Institute of Real Estate Studies.
- Temeljotov Salaj, A., Lindkvist, C. (2020). *Urban Facility Management*, special issue, Facilities. Facilities: Vol. 38 Iss. 11/12 | Emerald Insight
- Temeljotov, S.A., Zupančič D. (2006) Odnos do nepremičnin in organizacijskega okolja. Ljubljana, SIR.
- Grum, B., Temeljotov Salaj, A. (2011). Interdisciplinarni vidiki nepremičnin : znanstvena monografija. 1. izd. Ljubljana, Evropska pravna fakulteta.

Priporočena literatura/Recommended literature:

- Roumboutsos, A., Voordijk, Hans (2018). Funding and financing transport infrastructure : business models to enhance and enable financing of infrastructure in transport, Routledge.
- Finch, E., Mena, G.A. (2019). *Creating Emotionally Intelligent Workspaces: A Design Guide to Office Chemistry*, Routledge.

Članki iz znanstvenih revij / Published papers from Scientific Journals

Cilji in kompetence:

Namen predmeta je spoznati pomen nepremičninske kulture ter subkulture in njen tesen odnos do kulture okolja.

Slušatelji se bodo predvsem na praktičnem nivoju seznanjali z odnosom do nepremičninske in okoljsko-ekološke problematike, ekonomskih vidikov učinkovitosti, življenjskega stila, novih tehnologij v organizacijskem okolju, arhitekturnega managementa in uporabnikovih percepcij ter njihovih vplivov na vrednotenje.

Objectives and competences:

The purpose of the subject is to learn the meaning and the notion of the real estate culture, subculture and close relation to environmental culture.

Students will practically acquaint the relations to real estate and sustainability problems, economic aspects of efficiency through these parameters, lifestyle, new technologies in the organizational environment, architectural management and user perception influence on the value of the real estate.

Predvideni študijski rezultati:

- poznavanje pojma kulture;
- poznavanje procesov;
- sposobnost fleksibilne uporabe znanja v praksi;
- sposobnost razumevanja odnosa do kulture v povezavi z nepremičninami;
- sposobnost razvijanja stikov z ljudmi,
- sposobnost raziskovanja;

Intended learning outcomes:

- knowledge of the notion culture;
- knowledge about processes;
- capability of flexible use them in practice;
- capability to understand the relation to culture in connection with real estate;
- capability to develop the relation to people

• sposobnost komuniciranja z različnimi deležniki.	• research capability; • capability of communication with different stakeholders.

Metode poučevanja in učenja:	**Learning and teaching methods:**
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 ☐ Študijski obiski podjetij ipd.) ☒ Vključevanje gostov iz prakse ☒ Udeležba na okrogli mizi, na konferenci	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. company visits) ☒ Inviting guests from companies ☒ Attending round table and conference

Načini ocenjevanja:	Delež (v %) / Weight (in %)	**Assessment:**
Ocenjuje se seminarska naloga, izdelana po principu znanstvenega članka. Ocenjevalna lestvica – skladno s Pravilnikom o preverjanju in ocenjevanju znanja.	100	*Assessment of Seminar work prepared on the basis of academic article.* *The assessment is taken according to the faculty rules*.

Reference nosilca / Lecturer's references:

Alenka Temeljotov-Salaj je zaposlena na Inštitutu za nepremičninske vede v Ljubljani ter je profesorica na Norveški univerzi za znanost in tehnologijo (NTNU). Doktorirala je iz psihologije in magistrirala na gradbeništvu, na smeri Obnovljivi viri energije. Njeno znanje in veščine s področja psihologije in gradbeništva so obogatile njene raziskovalne izkušnje. Vzpostavila je zelo močno mednarodno sodelovanje z občinami, končnimi uporabniki in gradbenim sektorjem, poleg tega sodeluje z raziskovalci iz različnih strok. Pri njenih raziskavak so poudarjeni vrednostni vidiki bivalnega okolja (stavbe, naselja, mesta), rešitve za soustvarjanje in upravljanje mestnih objektov ter trajnostne rešitve, zdravje in dobro počutje. Sodeluje pri več raziskovalnih projektih, tako na nacionalni kot mednarodni ravni. So-organizira poletne šole in mednarodne konference, razvila je vrsto študentskih delavnic, skupaj z drugimi raziskovalci in podjetji. Imenovana je za vodjo NTNU IBM Forskerlinjen, ki študentom pomaga pri razvijanju zgodnejših raziskovalnih veščin za

vstop na doktorsko stopnjo. Kot članica odbora za raziskave, razvoja in inovacij NTNU IBM deluje pri krepitvi inovativnega sodelovanja med interesnimi skupinami. Je članica komisije CEN za nov standard trajnostne prenove in aktivna članica EuroFM. Poleg tega je gostujoča urednica mednarodne revije Facilities, Emerald. Objavila je več kot 140 prispevkov na mednarodnih konferencah in v znanstvenih revijah, tri knjige in 10 knjižnih poglavij.

Nekateri projekti iz zadnjih let, v katerih je bila / je sodelovala kot članica, vodja nalog, vodja delovnega paketa ali glavni vodja, so: Horizon 2020: +CityxChange – Positive Energy Districts (2018-2022); BENEFIT– Business models for enhancing funding and enabling financing for infrastructure in transport (2015-2017); COST: P3T3– Public Private Partnership in Transport: Trends and Theory (2010-2015); NordForsk: CaPs - Citizens as Pilots of Smart Cities (2019-2023); Research Council of Norway (NFR): OSCAR - Value for owners and users of property (2014-2018). ARRS: Ustvarjanje družbene vrednosti s starostjo prijaznim upravljanjem stanovanjskih skladov v življenjskih soseskah (2019-2022); Razvoj socialne infrastrukture in storitev za dolgotrajno oskrbo v skupnosti (2018-2021).

Alenka Temeljotov Salaj is a Professor at NTNU IBM, with a PhD in Psychology and MSc in Construction Engineering, Renewable energy. Her knowledge and skills from both psychology and construction fields enriched her research experiences to establish very strong international collaboration with cities and industry. She has worked closely with municipalities, end users and the construction sector. In addition, she has interacted with researchers from different disciplines with the focus on buildings and settlements through value orientation, co-creation solutions and Urban Facility Management, emphasizing sustainable solutions, health and well-being. She participates and has participated in several research projects, both nationally and internationally, organized Summer Schools and annual International Conferences, and developed a series of workshops with students, researchers and companies. She is appointed as the leader of NTNU IBM Forskerlinjen, helping students to develop earlier research skills to enter the PhD program. As a member of the NTNU IBM Research, Development, Innovation Committee, she works to foster stronger innovation collaboration among stakeholder groups. She is a member of CEN commission for a new Sustainable Refurbishment standard and is an active member of EuroFM. In addition, she is a guest editor of the international journal Facilities, Emerald. She has published more than 140 papers in international conferences and journals, two books and 10 book chapters. She has supervised PhD students, post-doctoral students, and acted as an opponent for national and international defenses.

Some of the projects from the last years in which she is/was involved as a member, task leader, work package leader or main leader are: Horizon 2020: +CityxChange – Positive Energy Districts (2018-2022); BENEFIT– Business models for enhancing funding and enabling financing for infrastructure in transport; COST: P3T3– Public Private Partnership in Transport: Trends and Theory (2010-2015); NordForsk: CaPs - Citizens as Pilots of Smart Cities (2019-2023); Research Council of Norway (NFR): OSCAR - Value for owners and users of property (2014-2018). Republic of Slovenia (ARRS): Creating social value with age-friendly housing stock management in lifetime neighborhoods (2019-2022); Development of social infrastructure and services for community based long-term care; Location and urban land use in aging regions (2018-2021).