UČNI NAČRT PREDMETA / COURSE SYLLABUS

Predmet:	**Procesi investiranja in gradnja objektov**
Course title:	**Investment Processes and Construction of Buildings**

Študijski program in stopnja **Study programme and level**	**Študijska smer** **Study field**	**Letnik** **Academic year**	**Semester** **Semester**
Pravo in management infrastrukture in nepremičnin – 1. stopnja		3	1
Law and Management of Infrastructure and Real Estate – 1st degree		3	1

Vrsta predmeta / Course type:	obvezni / mandatory
Koda predmeta /Course code:	

Predavanja **Lectures**	**Seminar** **Seminar**	**Vaje** **Tutorial**	**Druge oblike študija** **Other type study**	**Samost. delo** **Individual work**	**ECTS**
50	0	40	0	110	8

Nosilec predmeta / Lecturer:		prof. dr. Živa Kristl/prof. Živa Kristl, PhD
Jeziki/Languages:	Predavanja / Lectures:	slovenski jezik / Slovenian
	Seminar / Seminar:	slovenski jezik / Slovenian

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

Zahteva se vsaj 80 % prisotnost na predavanjih in vajah.

Prerequisites:

At least 80% attendance at lectures and tutorials is required.

Vsebina:

V prvem delu se predmet nanaša na osnovne principe procesa investiranja preko opredelitve okoljskih, družbenih in gospodarskih dejavnikov odločanja ter razogljičenja gradbenega sektorja. Študenti in študentke se seznanijo z različnimi metodologijami, ki so podlaga za investicijske odločitve v povezavi z nepremičninami in dejavniki odločanja, ki upoštevajo poglavitne elemente trajnostnega investicijskega odločanja, kot so npr. metode LCA in LCC ter Level(s) in shemami za trajnostno označevanje proizvodov in stavb. Predmet obravnava tudi pravni in investicijski vidik energetske učinkovitosti stavb preko katerega se študentje seznanijo z aktualnimi temami evropskega zelenega dogovora, paketa Pripravljeni na 55, prehoda v krožno gospodarstvo in trajnostnega razvoja na področju gradnje objektov in procesov investiranja. V tem delu se študenti in študentke seznanijo s problematiko zagotavljanja trajnostnega razvoja na področju gradnje objektov, EU regulatornimi in finančnimi instrumenti za povečanje investicij v energetske prenove stavb in gradnje skoraj nič-energijskih stavb, skupaj z osvetlitvijo dane tematike z obravnavo konkretnih primerov dobrih praks v državah članicah EU ter v Sloveniji.

Content (Syllabus outline):

In the first part, the course refers to the basic principles of the investment process through the definition of environmental, social and economic decision-making factors and the decarbonisation of the construction sector. Students get acquainted with various methodologies that are the basis for investment decisions in connection with real estate and decision-making factors that take into account the main elements of sustainable investment decision-making, such as. LCA and LCC methods and Level (s) and schemes for sustainable labelling of products and buildings. The course also deals with the legal and investment aspect of energy efficiency of buildings through which students get acquainted with current topics of the European Green Agreement, the transition to a circular economy and sustainable development in the field of construction and investment processes. In this part, students get acquainted with the issue of ensuring sustainable development in the field of construction, EU regulatory and financial instruments to increase investment in energy renovation of buildings and construction of nearly zero-energy buildings, along with highlighting the topic by addressing specific examples of good practice in EU Member States and Slovenia.

V drugem delu se predmet nanaša na gradnjo objektov, povezano s trajnostnim razvojem in sicer preko poznavanja osnovne zakonodaje na področju gradnje objektov z obravnavo naslednjih osnovnih področij: opredelitev in razmejitev splošnih pojmov v okviru gradnje objektov (vsebina, uporaba in namen gradbene zakonodaje), opredelitev različnih vrst objektov ter pogojev za začetek gradnje, postopkovne določbe za izdajo gradbenega in uporabnega dovoljenja s posebnim poudarkom na udeležencih ter vlogi in pristojnosti upravnih organov pri odločanju, opredelitev pogojev in udeležencev pri projektiranju in izvedbi gradnje. Študenti se okvirno seznanijo z inšpekcijskimi postopki in ukrepi, udeleženci ter vsebino inšpekcijskih odločb v povezavi z gradnjo objektov ter postopki in udeleženci v okviru legalizacije nedovoljenih objektov. Študentke in študenti se seznanijo s širokim naborom javno dostopnih evidenc, tako v povezavi z objekti kot tudi širše z namenom spoznavanja dejavnikov odločanja, v zvezi z investicijami, metodologijo, pripravo analiz in argumentacijo odločitve na podlagi relevantnih okoljskih, družbenih in gospodarskih odločanja, ki so povezani z upoštevanjem željnega prihodnjega ustvarjanja dobička ter izpolnjevanjem potreb okolja, v katerem se nepremičnina nahaja.	In the second part, the course refers to the construction related to sustainable development through knowledge of basic legislation in the field of construction by addressing the following basic areas: definition and delimitation of general concepts in the construction (content, use and purpose of construction legislation), definition of various types of objects and conditions for starting construction, procedural provisions for issuing building and use permits with special emphasis on participants and the role and responsibilities of administrative bodies in decision-making, defining conditions and participants in design and construction. Students get acquainted with the inspection procedures and measures, participants and the content of inspection decisions in connection with the construction of facilities and procedures and participants in the legalization of illegal objects. Students get acquainted with a wide range of publicly available data bases, both in connection with real estate and more broadly in order to learn about decision-making factors, investment, methodology, preparation of analyses and reasoning of decisions based on relevant environmental, social and economic decisions related to taking into account the desired future profit-making and meeting the needs of the environment in which the real estate is located.

Temeljna literatura in viri / Readings:

Obvezna:

1. Živa Kristl, 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] (izbrana poglavja)
2. Veljavna EU in RS regulativa s področja
3. Periodična literatura (priporočeni znanstveni članki s področja)
4. Študijska gradiva dostopna v spletni učilnici

Priporočena:

5. Fabozzi, F.J., Markowitz, H.M. (2011) The Theory and Practice of Investment Management: Asset Allocation, Valuation, Portfolio Construction, and Strategies, John Wiley & Sons.
6. Guideline for sustainable building (2016) Federal ministry of the environment, nature conservation, building and nuslear safety of the Republic of Germany, https://www.nachhaltigesbauen.de/fileadmin/pdf/Systainable_Building/LFNB_E_160309.pdf <september 2024>.
7. Dieter George E., Engineering Design: A Materials and Processing Approach, McGraw Hill, 2000
8. Deplazes, Andrea (Ed.), 2013: Constructing Architecture, Materials, Processes, Structures A Handbook, ISBN: 3-7643-7189-7, A Birkhäuser book, Basel. Izbrana poglavja

Regulatorni in strateški dokumenti s področja, npr.:

9. Evropski zeleni dogovor, 2020; https://ec.europa.eu/info/publications/communication-european-green-deal_en
10. COM 433, 2012. Strategija za trajnostno konkurenčnost gradbenega sektorja in gradbenih podjetij. Sporočilo Evropske komisije Evropskemu parlamentu in Svetu. [online] Dostopno na: https://eur-lex.europa.eu/legalcontent/SL/TXT/PDF/?uri=CELEX:52012DC0433&from=en [20.10.2018].
11. 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
12. Veljavna področna zakonodaja EU in RS

Cilji in kompetence:		**Objectives and competences:**
Študentje bodo razvili **splošne kompetence**: • razvoj etičnih sposobnosti in zavezanost profesionalni etiki pri uresničevanju načel in pravil gradnje objektov in procesov investiranja z namenom trajnostnega odločanja in upravljanja z nepremičninami; • razvoj komunikacijskih sposobnosti in veščin pri razumevanju in uresničevanju pravil gradnje objektov in procesov investiranja z namenom trajnostnega odločanja in upravljanja z nepremičninami; • razvoj ustvarjalnosti in sposobnosti premagovanja problemov pri uporabi načel in pravil gradnje objektov in procesov investiranja z namenom trajnostnega odločanja in upravljanja z nepremičninami; • razvoj veščin svobodnega podjetništva pri uresničevanju načel in pravil gradnje objektov in procesov investiranja; • razvoj sposobnosti uporabe interdisciplinarnih znanj pri reševanju zadev s področja pravnih pravil gradnje objektov in procesov investiranja z namenom trajnostnega odločanja in upravljanja z nepremičninami. • razvoj veščin iskanja podatkov v različnih evidencah, in metod iskanja pravnih in ostalih virov na spletu;		Students will develop the following **general competences**: • development of ethical skills and commitment to professional ethics in the implementation of the principles and rules of construction of facilities and investment processes with a view to sustainable decision-making and real estate management; • development of communication skills and abilities in understanding and implementing the rules of construction of facilities and investment processes with the aim of sustainable decision-making and real estate management; • development of creativity and ability to overcome problems in the application of principles and rules of construction of facilities and investment processes for the purpose of sustainable decision-making and real estate management; • development of skills of free enterprise in the implementation of the principles and rules of construction of facilities and investment processes; • development of the ability to use interdisciplinary knowledge in resolving matters in the field of legal rules for the construction of facilities and investment processes for the purpose of sustainable decision-making and real estate management. • development of skills in searching for data in various records, and methods of searching for legal and other sources on the Internet;
Študentje bodo razvili **predmetno-specifične kompetence**: • razumevanje koncepta nepremičnin v smislu povezave družboslovnih, humanističnih in tehničnih ved in temeljno poznavanje vpliva investicijskih odločitev na vse tri stebre trajnostnosti; • poznavanje bistvene EU in nacionalne regulative ter seznanjenost s strateškimi dokumenti, ki opredeljujejo nadaljnje smeri razvoja gradbenega sektorja; • poznavanje in razumevanje osnovnih pravnih pojmov, pravnih pravil in postopkov s področja gradnje objektov in investiranja ter sposobnost za njihovo uporabo v postopkih • obvladovanje pravnih znanj, ki so tesno povezana s področjem investicij in gradnjo objektov (npr. razumevanje poteka inšpekcijskih postopkov, vsebine določb, EU regulativ), • poznavanje osnovnih procesov investiranja v kontekstu trajnostnega razvoja gradbenega sektorja • sposobnost uporabe trajnostnih metod in interdisciplinarnega razmišljanja pri investiranju v energetske prenove stavb in gradnji sNES v okviru trajnostnega razvoja nepremičninskega okolja; • uporaba informacijsko komunikacijske tehnologije in sistemov s posebnim poudarkom na dostopnih javnih evidencah nepremičnin;		Students will develop the following **course-specific competences:** • understanding the concept of real estate in terms of the connection of social sciences, humanities and technical sciences and basic knowledge of the impact of investment decisions on all three pillars of sustainability; • knowledge of essential EU and national regulations and familiarity with strategic documents that define further directions of development of the construction sector; • knowledge and understanding of basic legal concepts, legal rules and procedures in the field of construction and investment and the ability to use them in procedures • mastering legal knowledge that is closely related to the field of investments and construction of facilities (eg understanding of the course of inspection procedures, content of provisions, EU regulations), • knowledge of basic investment processes in the context of sustainable development of the construction sector • ability to use sustainable methods and interdisciplinary thinking when investing in energy renovation of buildings and construction of NZEB in the context of sustainable development of the real estate environment;

• sposobnost uporabe pridobljenih interdisciplinarnih znanj v tipičnih nepremičninskih in poslovnih situacijah z namenom zagotavljanja trajnostnih poslovnih odločitev; • sposobnost povezovanja različnih strokovnih disciplin s ciljem uresničevanja pravnih zahtev in odločevalskih ter upravljavskih nepremičninskih ciljev. • razvoj veščin in spretnosti v uporabi znanja na področju managementa nepremičnin preko izdelave problemske seminarske naloge, ki združuje pridobljeno znanje o pravnih, okoljskih, družbenih in gospodarskih dejavnikih v povezavi s trajnostnim investiranjem in odločitvami v povezavi z nepremičninami;		• use of information and communication technology and systems with special emphasis on accessible public real estate records; • ability to use acquired interdisciplinary knowledge in typical real estate and business situations in order to ensure sustainable business decisions; • the ability to combine different professional disciplines with the aim of meeting legal requirements and decision-making and management of real estate goals. • development of skills and the use of knowledge in the field of real estate management through the preparation of a problem seminar paper, which combines the acquired knowledge of legal, environmental, social and economic factors in connection with sustainable investment and real estate decisions;

Predvideni študijski rezultati: **Znanje in razumevanje:**		**Intended learning outcomes:** **Knowledge and understanding:**
Študent: • pozna bistvene okoljske, družbene in gospodarske dejavnike, ki vplivajo na investicijske odločitve v povezavi z gradnjo nepremičnin; • pozna ključne EU/nacionalne strateške in regulatorne dokumente na področju investiranja in gradnje objektov; • zna smiselno uporabiti različne metodologije trajnostnega investicijskega odločanja in druga primerne načine, ki podpirajo trajnostno investiranje in gradnjo; • razume pravni in investicijski vidik energetske učinkovitosti stavb in vpliv na delovanje stavb ter ostalih sistemov; • ima osnovno znanje o problematiki zagotavljanja trajnostnega razvoja na področju gradnje objektov, EU regulatornih in finančnih instrumentov za povečanje investicij v energetske prenove stavb in gradnjo skoraj nič-energijskih stavb; • razume temeljna vsebinska vprašanja in postopkovne določbe glede gradnje objektov in investicijskih procesov; • pozna osnove pojme gradnje objektov, procesov investiranja ter temeljne inštitute, ki se nanašajo na obravnavano področje; • zmožen/na je presoje, usmeritev in politik, povezanih s področjem gradnje objektov in investicijskih procesov v sodobnem okolju in obdobju; • zna dostopati in uporabljati javno dostopne nepremičninske evidence; • pozna in uporablja osnovne metodološke pristope pri raziskovanju vprašanj gradnje objektov in procesov investiranja v povezavi s trajnostnim razvojem.		**Students will:** • knows the essential environmental, social and economic factors that influence investment decisions in connection with the construction of buildings; • is familiar with the key EU / national strategic and regulatory documents in the field of investment and construction; • properly uses different methodologies of sustainable investment decision-making and other appropriate ways that support sustainable investment and construction; • understands the legal and investment aspect of energy efficiency of buildings and the impact on the operation of buildings and other systems; • has basic knowledge on the issue of ensuring sustainable development in the field of construction of facilities, EU regulatory and financial instruments to increase investment in energy renovation of buildings and construction of almost zero-energy buildings; • understands the basic substantive issues and procedural provisions regarding the construction and investment processes; • knows the basic concepts of building construction, investment processes and basic institutes related to the field; • is able to make judgments, orientations and policies related to the field of construction of facilities and investment processes in the modern environment and period; • knows how to access and use publicly available real estate data bases; • knows and uses basic methodological approaches in researching the issues of construction of facilities and investment processes in connection with sustainable development.

Metode poučevanja in učenja:	**Learning and teaching methods:**
Oblike dela: ☒ Frontalna oblika poučevanja ☒ Delo v manjših skupinah oz. individualno ☒ Samostojno delo študentov ☒ Študij s pomočjo IKT tehnologij ☐ drugo (vpišite) _____	**Types of learning/teaching:** ☒ Frontal teaching ☒ Work in smaller groups or individual work ☒ Independent students work ☒ Study with the help of ICT technologies ☐ other _____
Metode (načini) dela: ☒ Razlaga ☒ Razgovor/ diskusija/debata ☒ Delo z besedilom ☒ Proučevanje primerov raziskav ☐ Igra vlog ☐ Druge vrste nastopov študentov ☒ Reševanje nalog/vaje ☐ Študijski obiski podjetij ipd.) ☒ Vključevanje gostov iz prakse ☐ Udeležba na okrogli mizi, na konferenci	**Teaching methods:** ☒ Explanation ☒ Conversation/discussion/debate ☒ Work with texts ☒ Research case studies ☐ Role-play ☐ Different presentation ☒ Solving exercises/study exercises ☐ Field work (e.g. company visits) ☒ Inviting guests from companies ☐ Attending round table and conference

Načini ocenjevanja: **Način (pisni izpit, ustno izpraševanje, naloge, projekt)**	**Teža (v %) / Weight (in %)**	**Assessment:** **Type (examination, oral, coursework, project)**
Sprotno ustno (aktivno sodelovanje pri kontaktnih urah in pri raziskavah)		Oral verification and assessment of knowledge
Sprotno pisno preverjanje znanja (krajši pisni izdelki)		Written verification and assessment of knowledge (short written casework)
Daljši pisni izdelki (seminarska naloga, projektna naloga, raziskovalna poročila)	**25**	Longer written casework
Javni nastop in predstavitev lastnega raziskovalnega dela		Public presentation of one's research
Končni ustni izpit		Final examination (oral)
Končni pisni izpit	**75**	Final examination (written)
Drugo:		Other:

Reference nosilca / Lecture's references:

1. KRISTL, Živa (avtor, avtor dodatnega besedila). 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. 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
4. 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. https://urbaniizziv.uirs.si/Portals/urbaniizziv/Clanki/2020/urbani-izziv-en-2020-31-01-04.pdf, https://urbaniizziv.uirs.si/Portals/urbaniizziv/Clanki/2020/urbani-izziv-2020-31-01-04.pdf, DOI: 10.5379/urbani-izziv-2020-31-01-00410.5379/urbani-izziv-en-2020-31-01-004. [COBISS.SI-ID 28286467]
5. KRISTL, Živa. Ranljivost nepremičnin v okviru intenziviranja podnebnih sprememb. V: GRUM, Bojan (ur.). Znanstvene razprave s področja nepremičnin. 1. natis. Nova Gorica: Nova univerza, Evropska pravna fakulteta, 2019. Str. 153-177, ISBN 978-961-6731-31-7. [COBISS.SI-ID 2048047076]
6. 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, str. 148-159, ilustr. ISSN 2029-7947. https://journals.vilniustech.lt/index.php/JAU/article/view/16158, DOI: 10.3846/jau.2022.16158. [COBISS.SI-ID 131471875]RISTL, Živa, TEMELJOTOV SALAJ, Alenka, ROUMBOUTSOS, Athena. Sustainability and universal design aspects in heritage building refurbishment. Facilities. 2019, vol. , iss. , str. [1-24], ilustr. ISSN 0263-2772. DOI: 10.1108/F-07-2018-0081. [COBISS.SI-ID 2048069860]