UČNI NAČRT PREDMETA / COURSE SYLLABUS

Predmet:	**Vrednotenje grajenega prostora**
Course title:	**Valuation of Build Environment**

Študijski program in stopnja **Study programme and level**	**Študijska smer** **Study field**	**Letnik** **Academic year**	**Semester** **Semester**
Pravo in management nepremičnin 3. stopnje		1	1
Law and Management of Real Estate 3rd Degree		1	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**
30	0	0	0	220	10

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

Pogoji za vključitev v delo oz. za opravljanje študijskih obveznosti:	**Prerequisites:**
Zahteva se vsaj 80 % prisotnost na predavanjih in vajah.	At least 80% attendance at lectures and tutorials is required.

Vsebina:	**Content (Syllabus outline):**
Grajeni prostor je eden od ključnih gradnikov kvalitetnega življenja in uspešnega gospodarskega razvoja. Zaradi zaščite javnega interesa morajo biti vsi objekti, ki so del grajenega okolja, skladni s prostorskimi izvedbenimi akti in s predpisi o urejanju prostora, izpolnjevati morajo zahteve gradbenih tehničnih in drugih predpisov in biti evidentirani. Za vrednotenje prostora je ključno razumevanje vplivov posegov v prostor in sam vliv grajenega okolja na naše življenje, zdravje, počutje, uspešnost, varnost in zadovoljstvo. Slušatelji bodo spoznali obstoječe standarde vrednotenja (MSOV, LEED, DGNB, OGNI….), načine in metode vrednotenja nepremičnin in vrednotenje in kakovostno prostorsko ustvarjanje. Vrednost grajenega okolja determiniramo skozi načela najgospodarnejše rabe prostora; to je raba, ki je fizično mogoča, finančno sprejemljiva, zakonsko dopustna, trajnostno zasnovana in socialno sprejemljiva. To vodi v najvišjo vrednot grajenega prostora. Slušatelji bodo seznanjeni z najnovejšimi načini in metodami vrednotenja nepremičnin, vrednotenja socialne infrastrukture in trajnostne gradnje, ter kot na najvišjem nivoju – vrednotenje grajenega okolja. Slušateljem bo skozi vrednost grajenega okolja prikazano, kako le to zadovoljuje potrebe uporabnikov, nanje deluje zdravo, vzpodbuja	The built environment is one of the key building blocks of quality life and successful economic development. In order to protect the public interest, all facilities that are part of the built environment must comply with spatial implementation acts and regulations on spatial planning, meet the requirements of construction technical and other regulations and be recorded. Understanding the impacts of interventions in space and the impact of the built environment on our life, health, well-being, performance, safety and satisfaction is crucial for the evaluation of space. Students will learn about existing valuation standards (MSOV, LEED, DGNB, OGNI….), Ways and methods of real estate valuation and valuation and quality spatial creation. The value of the built environment is determined through the principles of the most economical use of space; it is a use that is physically possible, financially acceptable, legally permissible, sustainably designed and socially acceptable. This leads to the highest values of the built space. IT will be introduced to the students the latest ways and methods of real estate valuation, valuation of social

medgeneracijsko trajnostno sožitje in kar je najbolj pomembno, dobro počutje.	infrastructure and sustainable construction, and as at the highest level - valuation of the built environment. Through the value of the built environment, listeners will be shown how this satisfies the needs of users, affects them healthily, promotes intergenerational sustainable coexistence and, most importantly, well-being.

Temeljna literatura in viri / Readings:

- Grum. B. (2012): Vrednotenje nepremičnin, Učbenik, Evropska pravna fakulteta v Novi Gorici
- Grum, B, Temeljotov Salaj, A. (2011): Interdisciplinarni vidiki nepremičnin, Evropska pravna fakulteta v Novi Gorici.
- NAHTIGAL, Domen, GRUM, Bojan. Vrednotenje nepremičnin : raziskovalna izhodišča pri uporabi načina primerljivih prodaj : znanstvena monografija. Nova Gorica: Evropska pravna fakulteta, 2015.
- GRUM, Bojan. The impact of physical, living environment and socio-economic environment factors on residential satisfaction. V: GRUM, Bojan (ur.). Interdisciplinary research on real estate : selected scientific discussions. Ljubljana: Institute of Real Estate Studies. 2017.
- KOBAL GRUM, Darja, GRUM, Bojan. Are expectations of potential real estate buyers related to their psychological characteristics?. V: GRUM, Bojan (ur.). Interdisciplinary research on real estate : selected scientific discussions. Ljubljana: Institute of Real Estate Studies. 2017.
- FABRIS, Nataša, GRUM, Bojan. Vpliv osebne in funkcionalne kongruence na nakup nepremičnin v Sloveniji. V: GRUM, Bojan (ur.). Znanstvene razprave s področja nepremičnin. 1. natis. Nova Gorica: Nova univerza, Evropska pravna fakulteta. 2019.
- TERTAI, Karmen, GRUM, Bojan. Prehod mladih (družin) v samostojno gospodinjstvo - stanovanjska problematika. V: GRUM, Bojan (ur.). Znanstvene razprave s področja nepremičnin. 1. natis. Nova Gorica: Nova univerza, Evropska pravna fakulteta. 2019.
- AVBELJ, Matej, BROŽIČ, Liliana, IGLIČAR, Albin, JAMBREK, Peter, NOVAK, Marko, JUSTINEK, Gorazd, STRAHOVNIK, Vojko, GRUM, Bojan, VODOPIVEC, Ines (avtor, urednik), JAMBREK, Peter (urednik). Metodologija znanstvenega raziskovanja. 1. izd. Nova Gorica: Nova univerza, 2020.
- International Valuation Standards, last edition, International Valuation Standards Committee, 12 Great George Street, London, UK, internet: http://www.ivsc.org
- The Appraisal of Real Estate, thirteenth edition (2008) Appraisal Institute, 550 West Van Buren, Chicago, IL 60607, internet: www.apraisallinstitute.org

Cilji in kompetence:

Objectives and competences:

Študentje bodo razvili **splošne kompetence**: - razvoj sposobnosti uporabe interdisciplinarnih znanj pri reševanju zadev. - prenos znanja v prakso; - sposobnost prepoznavanja novih trendov in kritično analitičnega podajanja mnenj in novih usmeritev; - razvoj veščin javnega nastopanja in predstavitev aktualne problematike;	Students will develop the following **general competences**: - development of the ability to apply interdisciplinary knowledge when addressing issues; - transfer of knowledge into practice; - ability to identify new trends and to offer opinions and propose new directions through critical and analytical thinking; - development of public speaking skills and the ability to present current issues;
Študentje bodo razvili **predmetno-specifične kompetence**: - razumevanja, kaj je grajeno okolje; - načinov in metod vrednotenja; - sposobnost samostojnega prepoznavanja in analiziranja ključnih dejavnikov, ki bistveno vplivajo na vrednost;	Students will develop the following **course-specific competences:** - an understanding of what constitutes the built environment; - valuation approaches and methods; - the ability to independently identify and analyze key factors that significantly influence value;

- sposobnost razumevanja in kompetentnega komuniciranje s strokovnjaki iz različnih nepremičninskih področij ter z različnimi interesnimi skupinami.; - sposobnost skupinskega dela in pripravljenosti za sodelovanja pri reševanju konkretnih primerov; - razvoj komunikacijskih sposobnosti in veščin pri razumevanju in uresničevanju problemom vrednotenja grajenega okolja; - razvoj veščin svobodnega podjetništva pri uresničevanju načel in pravil vrednotenja; - razvoj ustvarjalnosti in sposobnosti premagovanja problemov pri uporabi načel in pravil vrednotenja; - razvoj sposobnost vodenja pri reševanju konkretnih primerov s področja vrednotenja grajenega okolja;	- the ability to understand and communicate competently with experts from various real estate fields, as well as with diverse stakeholder groups; - the capacity for teamwork and a willingness to collaborate on solving specific cases; - the development of communication skills for understanding and addressing issues related to the valuation of the built environment; - the development of entrepreneurial skills in the application of valuation principles and rules; - the development of creativity and the ability to overcome challenges when applying valuation principles and rules; - the development of leadership skills in addressing specific cases within the field of built environment valuation;

Predvideni študijski rezultati: **Znanje in razumevanje:**	**Intended learning outcomes:** **Knowledge and understanding:**
Študent bo: • Seznanjen s pojmom in razvojem grajenega okolja; • Osvojil temeljna vprašanja vsebinskega in postopkovnega vrednotenja grajenega okolja; • Razvil znanstveno zanimanje in širjenje znanja o grajenem okolju; • Razvil kritično razmišljanje o problematiki; • Razumel raziskovalno metodološke pristope; • Zmožen kritične presoje ter analize in interpretacije umestitev socialne infrastrukture v prostor; • Sposoben kritično oceniti in se opredeliti do zakonov, pravilnikov, uredb, prakse upravnih organov, upravnih sodišč in ustavnega sodišča, vse vezano na grajeno okolje; • Sposoben je kritično obravnavati posledice posegov v prostor in razumeti kaj vodi uporabnike v zadovoljstvo, dobro počutje; • Sposoben kritičnega presojati, analizirati in razlagati dogodke in politike, povezane z vidiki vrednotenja grajenega okolja; • Razumel pomen trajnostnega vrednotenja grajenega prostora.	**Students will:** • Be familiar with the concept and development of the built environment; • master the fundamental issues regarding the substantive and procedural evaluation of the built environment; • develop a scholarly interest in the built environment and expanded their knowledge thereof; • develop critical thinking regarding these issues; • Understand research and methodological approaches; • Be capable of critical judgment, analysis, and interpretation concerning the spatial placement of social infrastructure; • Be capable of critically evaluating and taking a stance on laws, regulations, decrees, and the practices of administrative bodies, administrative courts, and the Constitutional Court, all in relation to the built environment; • Be capable of critically examining the consequences of spatial interventions and understanding the factors that lead to user satisfaction and well-being; • Be capable of critically assessing, analyzing, and interpreting events and policies related to the evaluation of the built environment; • Understand the significance of the sustainable evaluation of the built environment.

Metode poučevanja in učenja:

Oblike dela:
☒ Frontalna oblika poučevanja
☒ Delo v manjših skupinah oz. individualno
☒ Samostojno delo študentov
☒ študij s pomočjo IKT tehnologije
☐ drugo (vpišite) _____

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

Learning and teaching methods:

Types of learning/teaching:
☒ Frontal teaching
☒ Work in smaller groups or individual work
☒ Independent students work
☒ studies using ICT technology
☐ other _____

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)	**20**	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	**80**	Final examination (written)
Drugo (vpišite)		Other:

Reference nosilca / Lecture's references:

Leta 1982 končal klasično gimnazijo Jurija Vege v Idriji, leta 1987 diplomiral na Fakulteti za gradbeništvo in geodezijo v Ljubljani, smer gradbeništvo, leta 2010 doktoriral na Evropski pravni fakulteti v Novi Gorici. Imenovanja s področja izvedenstva in ocenjevanja vrednosti nepremičnin: Stalni sodni izvedenec in cenilec za gradbeništvo ter stalni sodni izvedenec za varstvo pri delu v gradbeništvu, Ministrstvo za pravosodje; Pooblaščeni ocenjevalec vrednosti nepremičnin, Slovenski inštitut za revizijo, Izvedenec gradbene stroke in cenilstva stvarnega premoženja – nepremičnin, SICGRAS. Trenutno zaposlen na Evropski pravni fakulteti kot pro-dekan in predavatelj, delno pa v lastnem podjetju Constructa d.o.o. Idrija ter na Inštitutu za nepremičninske vede, Ljubljana. Aktiven raziskovalec na področju nepremičnin.

In 1982 he graduated from the Jurij Vega Classical Gymnasium in Idrija, in 1987 he graduated from the Faculty of Civil Engineering and Geodesy in Ljubljana, majoring in civil engineering, and in 2010 he received his doctorate from the European Law Faculty in Nova Gorica. Appointments in the field of real estate expertise and valuation: Expert and appraiser for construction and expert for safety at work in construction, Ministry of Justice; Certified real estate appraiser, Slovenian Institute of Auditors, Expert in construction and real estate appraisal – real estate, SICGRAS. Currently employed at the European Faculty of Law as a pro-dean and lecturer, and partly in his own company Constructa d.o.o. Idrija and at the Institute of Real Estate Sciences, Ljubljana. Active real estate researcher.