

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
II. stopnja	Pravo in management nepremičnin	1	1
II. level	Law and Management of Real Estate	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:

izr. prof. dr. Živa Kristl

**Jeziki /
Languages:**

**Predavanja /
Lectures:** slovenščina/Slovene, angleščina/English

Vaje / Tutorial: slovenščina/Slovene, angleščina/English

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

Vpis v 1. Letnik magistrskega študija

Prerequisites:

Enrollment in the 1st year of master study

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 (cena nepremičnin, ekonomska lastnina), sociologijo, pravom (pravno-lastninski vidiki),

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 price, economic property), sociology, law (legal-

prometom, zdravjem, kulturno krajino, gradbeništvom, urbanizmom, arhitekturo in drugimi socialnopsihološkimi aspekti, ki so povezani z različnimi značilnostmi nepremičnin. Posebej pozorno je obravnavana evaluacija nepremičnin v povezavi z zaznavo socialne klime in pokazatelji učinkovitosti (recimo odnos med nepremičninskim statusom družine in klimo, samoevaluacijo 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.

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.
2. 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)
3. Grum B., Temeljotov Salaj A. (2010) Interdisciplinarni vidiki nepremičnin: znanstvena monografija. 1. izd. Ljubljana [i. e.] v Novi Gorici: Evropska pravna fakulteta.
4. Periodična literature (priporočeni aktualni znanstveni članki s področja in drugi viri, na primer SURS in EUROSTAT podani v študijskih gradivih)
5. Študijska gradiva (VIS)

Priporočena (Recommended):

1. Rapoport, A. (1990) The meaning of the built environment, University of Arizona Press, Tucson (second edition).
2. 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.
3. Hofstede, G. (1996) Cultures and organizations: Software of the mind: Intercultural cooperation and its importance for survival, New York, McGraw Hill.
4. Cameron, K.S., Quinn R.E. (2006) Diagnosing and changing organisational culture: based on competing values framework, San Francisco, John Wiley & Sons.
5. Rus, Veljko (1997) Socialna psihologija: teorija, empirija, eksperiment, uporaba, Ljubljana, Davean.
6. Zupan, N. Kaše, R. (2007) Uvod v organizacijsko kulturo, Ljubljana, Ekonomska fakulteta.
7. Lynch, Kevin (1960). The Image of the City, Cambridge MA, MIT Press.
8. 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.:

1. Evropski zeleni dogovor, 2020; https://ec.europa.eu/info/publications/communication-european-green-deal_en
2. Guideline for sustainable building (2016) Federal ministry of the environment, nature conservation, building and nuclear safety of the Republic of Germany, www.bmub.bund.de/en/service/publications <september 2017>.
3. 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/legal-content/SL/TXT/PDF/?uri=CELEX:52012DC0433&from=en> [20.10.2018].

Cilji in kompetence:

Cilj predmeta je skozi razviti občutek za pomen tudi ostalih pristopov, ki poleg pravno-legalnih in ekonomsko-tehničnih značilnosti vplivajo na vrednost nepremičnin in ki obsega dojetje 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, trgovino nepremičnin.

Študenti/ke bodo pridobili naslednje predmetno specifične kompetence:

- poznavanje in razumevanje širokega nabora pojmov v zvezi s konceptom nepremičnin;

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.

Students will gain the following subjects specific competences:

- knowledge and understanding of a wide range of concepts related to the concept of real estate;
- understanding the importance of

- razumevanje pomembnosti uporabe multidisciplinarnega pristopa pri obravnavi nepremičnin;
- sposobnost povezovanja različnih strokovnih disciplin, s ciljem uresničevanja nepremičninskih ciljev;
- sposobnost razumevanja urbanističnih in arhitekturnih principov nepremičninskega okolja in interdisciplinarnega razmišljanja v primeru investicijskega načrtovanja;
- razumevanje in razvoj sposobnosti uporabe temeljnih principov komunikacije ob upoštevanju socialne klime in pokazateljev učinkovitosti pri ravnanju z nepremičninami;
- razumevanje pomena kulturnih vidikov pri obravnavi nepremičnin;
- pridobitev sposobnosti razumevanja pomena nacionalne multikulturne podobe v svetu in Evropi ter upravljanja s kulturnimi razlikami in nacionalnimi nepremičninskimi dilemami;
- razumevanje in sposobnost ocene kakovosti nepremičnine z različnih vidkov;
- razvoj sposobnosti kritično analizirati dostopne nepremičninske vire in znanstvena besedila;
- sposobnost kritične presoja zbranih podatkov in ocena 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 reševanje konkretnih delovnih problemov z uporabo relevantnih metod in postopkov;

applying a multidisciplinary approach to real estate;

- ability to connect different professional disciplines, with the aim of achieving real estate goals;
- ability to understand urban and architectural principles of the real estate environment and interdisciplinary thinking in the case of investment planning;
- 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;
- 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;
- understanding and ability to assess the quality of real estate from various perspectives;
- developing the ability to critically analyze 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 and procedures;
- ability to work in groups and be willing

- 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;
- 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;

- 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;
- 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;
- 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;
- razume in razvija sposobnosti uporabe temeljnih 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

Intended learning outcomes:

Knowledge and understanding:

Student:

- knows the broader concept of real estate;
- 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 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;

- različenih 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;

- 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):	Delež (v %) / Weight (in %)	Type (examination, oral, coursework, project):
pisni izpit in seminarsko delo.	75% 25%	written examinations and seminar work.

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. 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, ilustr. [COBISS.SI-ID

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3. KRISTL, Živa, TEMELJOTOV SALAJ, Alenka, ROUMBOUTSOS, Athena. Sustainability and universal design aspects in heritage building refurbishment. *Facilities*, ISSN 0263-2772, 2019, vol. , iss. , str. [1-24], ilustr., doi: 10.1108/F-07-2018-0081. [COBISS.SI-ID 2048069860], [SNIP, WoS do 18. 1. 2020: št.
4. BLECICH, Paolo, FRANKOVIĆ, Marko, KRISTL, Živa. Energy retrofit of the Krsan Castle: from sustainable to responsible design : a case study. *Energy and buildings*, ISSN 0378-7788. [Print ed.], 15. Jun. 2016, vol. 122, str. 23-33, graf. prikazi. <http://www.sciencedirect.com/science/article/pii/S0378778816302456>. [COBISS.SI-ID [1024717681](#)]
5. KOŠIR, Mitja, CAPELUTO, Isaac Guedi, KRAINER, Aleš, KRISTL, Živa. Solar potential in existing urban layouts: critical overview of the existing building stock in Slovenian context. *Energy policy*, ISSN 0301-4215. [Print ed.], jun. 2014, letn. 69, št. X, str. 443-456, ilustr., doi: [10.1016/j.enpol.2014.01.045](https://doi.org/10.1016/j.enpol.2014.01.045). [COBISS.SI-ID [6496609](#)]
6. KRISTL, Živa, TEMELJOTOV SALAJ, Alenka. Sustainability principles in retrofitting and re-use of industrial heritage buildings. V: GRUM, Bojan (ur.), TEMELJOTOV SALAJ, Alenka (ur.). *Proceedings*. Ljubljana: Institute of Real Estate Studies. 2017, str. 20-33. [COBISS.SI-ID [1024744817](#)]
7. DOVJAK, Mateja, KRISTL, Živa, KOŠIR, Mitja, KRAINER, Aleš. Assessment of sustainability aspects of daylighting in buildings. V: *Eurosun 2014 : Aix-les-Bains-France, 16-19 September 2014*. Freiburg: PSE, AG: International solar energy society. 2014, str. 1-8, ilustr. [COBISS.SI-ID [6883937](#)]
8. KRISTL, Živa, KOŠIR, Mitja, KRAINER, Aleš. Teaching holistic approach in the design of living environment. V: *EuroSun 2008 : Conference Proceedings, 7th to 10th October, Lisboa - Portugal*. Lisboa: Sociedade Portuguesa de Energia Solar. 2008, str. 1-8, ilustr. [COBISS.SI-ID [4390241](#)]
9. KOŠIR, Mitja, KRISTL, Živa, KRAINER, Aleš. Sustainability for students of civil engineering. V: HAMMER, Renate (ur.). *Teaching Sustainability - Theory, Methods, Best Practice : TIA Teaching in Architecture Conference 2007, 14.-15. September, Krems, Austria*. Krems: Danube University, Department for Building and Environment. 2007, str. 1-5, tabele. [COBISS.SI-ID [3703905](#)]