

## 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 nepremicnin 3. stopnje	Pravo in management nepremicnin	1.	1.
Law and Real Estate Management, 3. level	Law and Real Estate Management	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	185	9

**Nosilec predmeta / Lecturer:**

doc. dr. Andrej Baričič

**Jeziki /**

**Languages:**

**Predavanja /**

**Lectures:**

**Vaje / Tutorial:**

slovenščina/Slovenian

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

Vpis v 1. letnik

**Prerequisites:**

Entry in the 1st academic year

**Vsebina:**

- Pomen nepremičninskih organizacij.
- Organizacija in organizacijska kultura.
- Organizacija kot strukturna skupina.
- Proces v organizaciji.
- Nepremičninski management.
- Upravljanje z objekti.
- Ravnanje z ljudmi.
- Trajnostni razvoj.
- Uporabnikov pogled.
- Nove tehnologije.
- Etična načela v graditeljstvu

**Content (Syllabus outline):**

- The meaning of real estate organizations.
- Organization and organizational culture.
- Organization as structural group.
- Processes within the organization.
- Real estate management.
- Facility management.
- Human recourse management.
- Sustainable development.
- Users' perspective.
- New technologies.
- Ethic norms and rules in construction.

### Temeljni 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.
- Temeljotov, S.A., Zupančič D. (2006) Odnos do nepremičnin in organizacijskega okolja. Ljubljana, SIR.

### Priporočena literatura:

- Pungartnik, Milka. Moralno - etične dileme v gradbeništvu z javnofinančnega vidika : doktorska disertacija. Ljubljana, 2015.
- Ažman, Primož. Poslovna in etična integriteta v gradbeništvu v različnih družbeno-kulturnih okoljih : primerjalna empirična študija Slovenije in Združenih držav Amerike : doktorska disertacija. Nova Gorica, 2014.
- Grum, B., Temeljotov Salaj, A. (2011). Interdisciplinarni vidiki nepremičnin : znanstvena monografija. 1. izd. Ljubljana, Evropska pravna fakulteta.
- Keith, A. Haugen, T., Brochner, J., Atkin, B. (2005). Facilities Management: Innovation and Performance. Routledge.
- Derek, C.C. (2004) Intelligent Building: Design Management and Operation, London, Thomas Telford.
- Clanki iz znanstvenih revij / Published papers from Scientific Journals

### Cilji in kompetence:

Namen predmeta je spoznati pomen organizacijske kulture nepremičninske 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. Obenem se bodo spoznavali z etičnimi vidiki in pravili v organizacijskem okolju

### Objectives and competences:

The purpose of the subject is to learn the meaning and the notion of the organizational culture, real estate 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, life style, new technologies in the organizational environment, architectural management and user perception influence on the value of the real estate. They will learn how to behave ethic in the organizational environment.

### 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:

Ocenjuje se seminarska naloga, izdelana po principu znanstvenega članka.  
Ocenjevalna lestvica – skladno s Pravilnikom o preverjanju in ocenjevanju znanja.

#### Learning and teaching methods:

The assessment of Seminar work, prepared on the basis of academic article.  
The assessment is taken according to the faculty rules.

#### Načini ocenjevanja:

Delež (v %) /

Weight (in %) **Assessment:**

Seminarsko delo

**100%**

Seminar work

#### Reference nosilca / Lecturer's references:

##### Scientific monographs:

- Temeljotov Salaj, Alenka, Zupančič, Dušan. *Relationship to property and the organizational environment*, 1. ed. Ljubljana: Slovenski inštitut za revizijo, 2006.
- Grum, Bojan, Temeljotov Salaj, Alenka. *Interdisciplinary aspects of real estate*. 1. ed. Nova Gorica: Evropska pravna fakulteta, 2011.

##### Some Research papers in SCI/ SSCI / SCOPUS Journals, related to the scope:

- TEMELJOTOV SALAJ, Alenka, ROUMBOUTSOS, Athena, VERLIČ, Peter, GRUM, Bojan. Land value capture strategies in PPP - what can FM learn from it?. *Facilities*, 2018, vol. 36, iss. 1/2, str. 24-36.
- BOGE, Knut, TEMELJOTOV SALAJ, Alenka, BJØRBERG, Svein, LARSEN, Anne Kathrine. Failing to plan - planning to fail : how early phase planning can improve buildings' lifetime value creation. *Facilities*, 2018, vol. 36, iss. 1/2, str. 49-75.
- HOXHA, Visar, HAUGEN, Tore Brandstveit, BJØRBERG, Svein, TEMELJOTOV SALAJ, Alenka. Developing sustainable energy efficient buildings - a transnational knowledge transfer experience between Norway and Kosovo. *Studies in higher education*, 2018, str. 1-13.
- TEMELJOTOV SALAJ, Alenka, MAAMARI, Bassem, BARIČIČ, Andrej, LOHNE, Jardar. The influence of workplace on overall health in Slovenia and Lebanon - empirical research. *HealthMed*, 2015, vol. 9, no. 7, str. 281-300.
- POMPE, Andrej, TEMELJOTOV SALAJ, Alenka. Primerjalna analiza kvalitativnih kriterijev urbanizma in tržne znamke = Qualitative criteria of urbanism and brands: a comparative analysis. *Urbani izziv*, 2014, letn. 25, št. 1, str. 5-23, 74-92.

##### Some Involvement in the Research projects, related to the theme:

- CityxChange, Positive Energy district, Horizon 2020 (2018-2022).
- OSCAR 'Value for owner and end-user of property', The Research Council of Norway (2014-2018).
- SEEB, Sustainable and Energy efficient Buildings (2012-2014), HERD program, NO. Cooperation between Norway, Kosovo and Slovenia.