

**UČNI NAČRT PREDMETA / COURSE SYLLABUS**

**Predmet:** Vzdrževanje objektov  
**Course title:** Facility Management

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 – 1 <sup>st</sup> degree		3	1

**Vrsta predmeta / Course type**

Obvezni/compulsory

**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
50	0	40	0	0	110	8

**Nosilec predmeta / Lecturer:**

prof. dr. Borut Vojinovič/prof. Borut Vojinovič

**Jeziki /  
Languages:**

**Predavanja /  
Lectures:** Slovenski jezik/Slovenian  
**Vaje / Tutorial:** Slovenski jezik/Slovenian

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

Vpis v 3. letnik dodiplomskega študija.

Vsaj 80% prisotnost na predavanjih in vajah.

**Prerequisites:**

Enrollment in the 3<sup>rd</sup> year of undergraduate study.

At least 80% attendance at lectures and tutorials.

**Vsebina:**

Pri tem predmetu bo obravnavan koncept upravljanja objektov skozi življenjsko dobo, vloga investiranja in vzdrževanja že zgrajenih objektov.  
 V prvem delu so predavanja zasnovana na spoznavanju osnov vzdrževanja objektov, razlike med stanovanjskimi in poslovnimi

**Content (Syllabus outline):**

The concept of facility management (FM) from the perspective life time of the building, the role of investing and maintaining of the buildings will be discussed.  
 In the first part of lecture content are designed on basics of maintaining of buildings, differences between residential and business

objekti in tipi poslovnih objektov.

V drugem delu pa so predavanja praktično naravnana na obravnavo primerov iz slovenske in mednarodne prakse oziroma razlikami med njima.

- Osnove razvoja področja managementa objektov
- Vzdrževanje in obratovanje
- Povezava med teorijo in prakso,

buildings and types of business buildings.

In the second part lecture contains of practical analysing of concrete cases from Slovenian or international cases and differences between them.

- Basic development of Facility management
- Maintenance and operation
- Connection within theory and practise

### Temeljna literatura in viri / Study Literature:

- Inženirska zbornica Slovenije - IZS, razni priročniki in pravila stroke
- Gradbeniški priročnik, TZS Ljubljana; izdaje 1982 – 2021
- Standardi vzdrževanja stanovanjskih stavb in stanovanj
- Facility Management (4th Edition), Frank Booty
- Građevinski rečnik sa crtežima – Niskogradnja, Građevinska knjiga, Beograd 1983
- Građevinski rečnik sa crtežima – Visokogradnja, Građevinska knjiga, Beograd 1983
- Internatinal Valuation Standards (Mednarodni standardi ocenjevanja vrednosti), IVSC 2022 (slovenski prevod SIR), London / Ljubljana 2022
- The Appraisal of Real Estate, 14 th Edition; The Appraisal Institute, Chicago USA; 2013
- Neufert Ernst and Peter, Architects' data, 3rd Edition, Blackwell Science
- Gekonnt Planen Richtung Bauen; P. Neufert; L Neff; Wiesbaden 2003
- Tehnične smernice (TSC)

Veljavna zakonodaja s področja stanovanjskega upravljanja, vzdrževanja...

### Objectives and competences:

#### Cilji in kompetence:

- poznavanje slovenske zakonodaje s področja vzdrževanja objektov (FM)
- poznavanje poslovnih praks iz držav EU na področju vzdrževanja objektov
- sposobnost načrtovanja prostorskega managementa
- sposobnost analiziranja upravičenosti vlaganj v vzdrževanje in obnovo
- sposobnost priprave projektnega plana na področju vzdrževanja nepremičnin
- sposobnost prenosa znanj v prakso.

- To know Slovenian regulation in field of Facility management
- To know international business practices in the field of Facility management
- capability of designing space management
- capability of analysing eligibility of the investment
- ability of preparing facility management project plans
- ability of knowledge transfer into practise.

**Predvideni študijski rezultati:**

Znanje in razumevanje:

Študent/študentka:

- pozna temeljna načela v povezavi z vzdrževanjem nepremičnin
- razume procese vzdrževanja in obratovanja
- pozna sodobne tehnologije, ki vplivajo na spremembe grajenega okolja
- pozna EU direktive in zakonodajo področja
- pozna praktične primere načrtovanja prenove in vzdrževanja.

**Intended learning outcomes:**

Knowledge and understanding:

Student:

- get basic theoretical and practical knowledge form the facility management field,
- understands the processes of facility management
- knows modern technologies, which influence on the built environment changes
- knows the EU directives and regulations,
- knows practical cases of renovation.

**Metode poučevanja in učenja:**

- Predavanja z aktivno udeležbo študentov (razlaga, diskusija, vprašanja, primeri iz prakse, reševanje problemov);
- Vaje;
- Individualne in/ali skupinske konzultacije (diskusija, dodatna razlaga, obravnava specifičnih vprašanj).
- E-učenje

**Learning and teaching methods:**

- Lectures with active participating of students (description, discussion, questions, examples from the field, solving the problems)
- Exercises,
- Individual and/or group consultations (discussion, explanation, special questions)

E-learning

Delež (v %) /

Weight (in %)

**Načini ocenjevanja:****Assessment:**

Način (pisni izpit, ustno izpraševanje, naloge, seminar):

Ocenjuje se pisni ali ustni izpit ter seminarsko delo.

Pisni 50%

Ustni 20%

Seminar 30%

Type (examination, oral, coursework, seminar):

Assessment of written or oral examination and seminar work.

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

- Vojinović, Borut, Prochniak, Mariusz, Oplotnik, Žan. International aspects of fiscal convergences on regional and local level. Lex localis - Journal of Local Self Government Annual Conference 2015 Maribor: Institute for Local Self-Government and Public Procurement, 2015. Vol. 13, no. 3, str. 827-847, Lex localis, Vol. 13, no. 3, July 2015. ISSN 1581-5374. DOI: 10.4335/13.3.827-847(2015).
- Brezovnik, Boštjan, Oplotnik, Žan, Vojinović, Borut. (De)centralization of public procurement at the local level in the EU. Transylvanian review of administrative Sciences. Oct. 2015, no. 46 e, str. 37-52. ISSN 1842-2845. <http://rtsa.ro/tras/index.php/tras/article/view/450>
- Oplotnik, Žan, Brezovnik, Boštjan, Vojinović, Borut. System of local self-government financing and costs of municipality in Slovenia. International journal of accounting information science and leadership. 2012, vol. 5, 14, str. 41-53, ISSN 1940-9524.
- Oplotnik, Žan, Brezovnik, Boštjan, Vojinović, Borut. Local self-government financing and costs of

municipality in Slovenia. *Transylvanian review of administrative sciences*. 2012, no. 37 e, str. 128-142, ISSN 1842-2845.

- Oplotnik, Žan, Brezovnik, Boštjan, Vojinović, Borut. System of local self-government financing and costs of municipality in Slovenia. V: MIN, Zhu (ur.). 2012, 2nd International Conference on Economic [!], Education and Management, June 1-2, Shanghai, China: ICEEM 2012. Hong Kong: Hong Kong Education Society, 2012. Str. 128-138, tabele. ISBN 978-988-19750-3-4.

- Oplotnik, Žan, Brezovnik, Boštjan, Vojinović, Borut. Financiranje lokalne samouprave in stroški občin v Sloveniji = Financing local self-government and municipality costs in Slovenia. V: FERJAN, Marko (ur.), et al. *Kakovost, inovativnost, prihodnost: zbornik 31. mednarodne konference o razvoju organizacijskih znanosti*. ISBN 978-961-232-254-0.