UNIVERSITÀ DEGLI STUDI DI PALERMO

DEPARTMENT	Architettura
ACADEMIC YEAR	2022/2023
BACHELOR'S DEGREE (BSC)	TOWN PLANNING AND URBAN STUDIES
SUBJECT	PRINCIPLES OF ENVIRONMENTAL VALUATION
TYPE OF EDUCATIONAL ACTIVITY	B
AMBIT	50094-Architettura e ingegneria
CODE	22193
SCIENTIFIC SECTOR(S)	ICAR/22
HEAD PROFESSOR(S)	NAPOLI GRAZIA Professore Ordinario Univ. di PALERMO
OTHER PROFESSOR(S)	
CREDITS	6
INDIVIDUAL STUDY (Hrs)	102
COURSE ACTIVITY (Hrs)	48
PROPAEDEUTICAL SUBJECTS	
MUTUALIZATION	
YEAR	2
TERM (SEMESTER)	1° semester
ATTENDANCE	Not mandatory
EVALUATION	Out of 30
TEACHER OFFICE HOURS	**NAPOLI GRAZIA** Tuesday 10:00 12:00 stanza 212, 2° piano del corpo a "C" edificio 14.

PREREQUISITES	Basic knowledge of mathematics and planning land use
LEARNING OUTCOMES	Knowledge and Comprehension Abilities The students shall acquire those theoretical paradigms that can help them understand the interrelations between the urban, land and environmental transformations and the land and real estate prices, as well as environmental values. To build evaluation processes related to public and private actors, as these prove to be very important for their education. Such knowledge will help students to approach urban and spatial studies by taking an economic-estimative approach. Learning method The methods by which this objective is pursued are lectures, seminar activities and an economic-estimative analysis exercise applied to a case study. The study of a program topic in English will also be offered. Teaching aids: PowerPoint presentations, texts and textbooks from publishing series related to the discipline of economics and appraisal. Ability to Apply Knowledge and Comprehension The students will apply the theoretical concepts they have learnt during the lectures and their individual study in a practical activity in an urban area. The following activities will help the students apply their knowledge: seminars, individual or group researches. The educational tools used to achieve these goals include using PC software which is able to process statistical data and maps; producing basic maps; preparing Power Point presentations. Judgement Autonomy The judgement autonomy of the students will be stimulated through the use of both monetary and non-monetary methodologies of valuation, and the collection of real estate data within specific areas of the city. Each student is invited, both individually and in group, to make an analysis of the real estate market of the area he/she has studied. The students will be invited to study and acquire the best practices of social participation achieved through quantitative and qualitative techniques of analysis, as well as developing team working skills and the ability to act as manager of real estate market analysis. The educational tools used for spurring the autonomy of judgement include preparing a real estate data survey, an elaboration of the collected data in maps, tables and charts. Communication Abilities Team working and seminars allow the students to acquire communication abilities by using diverse media, like oral presentations also in English language, graphical representations, written texts and Power Point presentations. These communication abilities will allow the students to easily interact with local and international urban actors. The final goal is to understand and master the diverse languages used by residents, politicians, stakeholders, etc. The students will discuss these topics through oral presentations, graphical representations and written texts. The educational tools used for these goals include thematic maps, databases and charts. Learning Abilities The course is structured to support the student in developing the skills necessary to undertake higher level studies and to update with a high degree of autonomy through critical consultation of scientific publications, national and international standards and laws.
ASSESSMENT METHODS	Oral Exam Evaluation criteria The student will have to answer at three oral questions on each section of the topics described in the list below (see "Programma dell'insegnamento"), as studied in the suggested readings list provided below, and at one question on the survey. The final evaluation aims at appraising whether the student possesses a good knowledge and comprehension of the topics, and whether he/she has acquired the ability to interpret and the autonomously judge actual cases (i.e. the urban areas he/she studied or analysed). The lowest evaluation grade will be achieved if the student proves his/her knowledge and comprehension of the main subjects, at least within a general framework, and can apply that knowledge (i.e. is able to analyse an evaluation problem, to select the data to describe an evaluation problem, to choose and apply the best evaluation procedure, and so on). The student shall also be able to present to the examiner, while competently discussing, the topics related to Real Estate Appraisal and Urban Economics in a successful way. Below that threshold, the student will not be able to pass the examination. On the contrary, the more the student will be able to interact with the examiner and discuss the topics, and the more he/she will prove to have acquired the basics of Urban Economics and evaluation methods, the higher will the evaluation grade be.

	The evaluation grades range varies between 18 and 30, according to the following criteria: Excellent (30 – 30 e lode): Excellent knowledge of the subjects studied in the course, excellent language skills, good analytical and interpretative capacity; the student is fully able to analyze plans and projects from an economic point of view and to properly apply the appraisal methodologies. Very good (26-29): Good mastery of the subjects studied in the course, very good language skills; the student is able to properly apply the appraisal methodologies. Good (24-25): Basic knowledge of the main subjects studied in the course, good language skills; the student shows a limited ability to apply the appraisal methodologies. Average (21-23): Basic knowledge of some subjects studied in the course, adequate language skills; poor ability to autonomously apply the appraisal methodologies. Pass (18-20): Minimal knowledge of some theoretical subjects and of the technical language; the student is able to autonomously apply just one appraisal method. Fail: The student does not have an acceptable knowledge of the subjects studied in the course and he is not able to autonomously apply any appraisal method
EDUCATIONAL OBJECTIVES	The Fundamentals of Environmental Evaluation and Urban Economics course aims at teaching students the economic point of view for the analyses of the city, the land and the environmental and through an interdisciplinary approach (shared and designed with other courses from the 3st year, particularly with the Laboratorio di Urbanistica II - Town Planning II-Studio). This approach aims at understanding not just the analysis, but also the interpretations of the current urban and land transformations. To that end, the course stimulates the students to develop a scientific interest towards the urban areas and the social, economic and political, also international, actors they study.
TEACHING METHODS	Lectures, Seminars & Surveys
SUGGESTED BIBLIOGRAPHY	Roscelli R. (2014), Manuale di estimo: valutazioni economiche ed esercizio della professione, UTET, Torino, ISBN 978-8860084293. Napoli G. (2007), Teoria e pratica dei capitali urbani. Forma temporale e monetaria della città, Franco Angeli, Milano, ISBN: 978-8846489661. European Commission (2014) Guide to Cost-Benefit Analysis of Investment Project. https://ec.europa.eu/regional_policy/sources/docgener/studies/pdf/cba_guide.pdf

SYLLABUS

Hrs	Frontal teaching
2	Principles of microeconomics and macroeconomics. Aims of the evaluation paradigm and theories of value of economic schools
4	Coefficients of financial mathematics
12	Real estate appraisal methods of direct and indirect comparison
6	Economic theory of rent. Appraisal methodologies of land
2	Financial assessment: economic feasibility, Discounted Cash Flow Analysis
4	Economic assessment: Cost-Benefit Analysis, Social Discount Rate
4	Ecological Economics, Environmental evaluation

Hrs	Practice
8	Survey of analysis of the real estate market
4	Survey on economic analysis for urban planning
2	Presentation and discussion in English of a program topic