

## SUMMARY OF PhD THESIS

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**Title:** "Value of proecological urban solutions on the market of municipal commercial real estate, with particular emphasis on the impact of green areas".

**Advisor:** dr hab. inż. arch. Krystyna Solarek, prof. PW,

The purpose of the dissertation is to examine whether access to urban green areas affects the value of the rental rate of business premises, and if so, how to calculate the value of this factor? It can be useful at the stage of designing urban solutions and spatial planning and to influence the functioning of the commercial real estate market. The quality of human life and the ability to provide optimal conditions for functioning in the city depend to a large extent on the quantity and availability of green areas. This is one of the most important aspects of shaping pro-ecological urban solutions.

Qualitative research of historical examples and contemporary urban solutions in which the service function is related to green areas show how to effectively combine these functions and how to make a workplace friendly to employees and potential customers.

Quantitative research shows how the market value of a property can change when a park is nearby or is being built, and how to calculate the added value of the presence of green areas. As a representative sample, the market of municipal commercial premises was selected in the Żoliborz district of the Capital City of Warsaw. On its basis, factors influencing the average rent price of municipal commercial premises in Żoliborz were examined on a specific day in a few-year time period.

**Keywords:** urban planning, green areas, real estate, commercial premises, econometric model, descriptive statistics.

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*M. Drouet*