

Subject card

Subject name and code	Real estate management - lecture, PG_00133373						
Field of study							
Date of commencement of studies	October 2024	Academic year of realisation of subject			2025/2026		
Education level	Bachelor's studies	Subject group			Obligatory subject group in the field of study		
Mode of study	full-time studies	Mode of delivery			at the university		
Year of study	2	Language of instruction			Polish polish		
Semester of study	3	ECTS credits			1.0		
Learning profile	practical	Assessment form			exam		
Conducting unit	Department of Administrative Law -> Faculty of Law and Administration -> Rector						
Name and surname of lecturer (lecturers)	Subject supervisor		mgr Karol Ważny				
	Teachers		dr Paulina Glejć-Uziębło dr Beata Kowalczyk				
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	15.0	0.0	0.0	0.0	0.0	15
	E-learning hours included: 0.0						
Learning activity and number of study hours	Learning activity	Participation in didactic classes included in study plan		Participation in consultation hours		Self-study	SUM
	Number of study hours	15		0.0		10.0	25
Subject objectives	The aim of the course is to familiarize students with the principles, institutions, and procedures of real estate management in the context of the functioning of public administration and the legal regulations in force in Poland. The course covers issues related to land and building records, spatial planning, subdivision and consolidation of real estate, expropriation and restitution of property, management of public real estate, and oversight of the real estate market. Additionally, the course aims to prepare students to apply this knowledge in practice and to develop appropriate social competences.						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	ADMINL3_KR04	notifies and formulates moral problems and ethical dilemmas related to real estate management, looks for optimal solutions	[SK4] test/exam - oral or written
	ADMINL3_UW03	is able to independently acquire knowledge and develop professional skills in the field of real estate management, using various sources (in native and foreign languages) and modern technologies	[SU4] test/exam - oral or written
	ADMINL3_UU10	is aware of the level of their knowledge and skills in the field of real estate management, and also understands the need for lifelong learning	[SU4] test/exam - oral or written
	ADMINL3_UO08	is prepared to actively participate in groups, organizations and institutions carrying out activities in the field of real estate management, at the same time is able to communicate with people who are and are not specialists in the field of real estate management	[SU4] test/exam - oral or written
	ADMINL3_KK02	prepares for his work responsibly, appreciating the role of knowledge in solving real estate management problems	[SK4] test/exam - oral or written
	ADMINL3_UW01	is able to observe and interpret social phenomena occurring in the area of real estate management, analyzes their connections with various areas of administrative activity	[SU4] test/exam - oral or written
	ADMINL3_KK01	is aware of the need to use the opinions of real estate experts in situations that exceed the ability to solve the problem on their own.	[SK4] test/exam - oral or written
	ADMINL3_KK03	not applicable	[SK1] oral statement/conversation/discussion
	ADMINL3_UK04	not applicable	[SU1] oral statement/conversation/discussion
	ADMINL3_UK06	has the ability to prepare a typical letter and speech in Polish and a foreign language related to real estate management	[SU4] test/exam - oral or written
	ADMINL3_KO06	is aware of the need to take actions that will protect the public interest and the legitimate individual interests of an individual in the field of real estate management	[SK4] test/exam - oral or written
	ADMINL3_UW02	is able to use basic theoretical knowledge in the field of real estate management and related scientific disciplines to analyze and interpret problems related to broadly understood administration	[SU4] test/exam - oral or written
ADMINL3_UO09	not applicable	[SU1] oral statement/conversation/discussion	
ADMINL3_KO05	is ready to prepare social, civic, legal and economic projects related to real estate management	[SK1] oral statement/conversation/discussion	

Subject contents	<p>PART I (Department of Administrative Law)1. Basic assumptions of the Real Estate Management Act;2. The concept of real estate management;3. Management of real estate owned by the State Treasury and owned by local government units: 3.1. Types of public real estate resources; 3.2. Methods of managing real estate of the State Treasury and local government units, in particular of an administrative and legal nature (institution of permanent management;4. The institution of expropriation of real estate and the return of expropriated real estate - constitutional and statutory conditions;5. Division, consolidation and division of real estate - basic assumptions;6. The institution of the aid fee - basic assumptions.7. Selected, exemplary special regulations in the field of real estate managementPART II (Department of Civil Law)1. Civil law forms of trading in public real estate - introductory issues;2. Contracts and other consensual legal forms of public administration activity;3. Temporary expropriation and authoritarian interference with an effect identical to expropriation: 3.1 Temporary expropriation; 3.2. Interferences in the form of establishing a public easement; 3.3. Interferences in the form of restrictions on the use of real estate; 3.4 Interferences resulting in a reduction in the value of the property - without limiting ownership rights;4. Compensations in real estate management</p>		
Prerequisites and co-requisites			
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	written colloquium	51.0%	100.0%
Recommended reading	Basic literature	<p>Academic Literature:</p> <ol style="list-style-type: none"> 1. B. Wierzbowski, Gospodarka nieruchomościami. Podstawy prawne, Warszawa 2014. 2. Z. Leoński, M. Szewczyk, M. Kruś, Prawo zagospodarowania przestrzeni, Warszawa 2019 3. T. Bąkowski, K. Żukowski (ed.), Leksykon prawa administracyjnego. 100 podstawowych pojęć, Warszawa 2016 4. M. Szewczyk, M. Kruś, Z. Leoński, Prawo zagospodarowania przestrzeni, Warszawa 2019 (Część piąta: rozdział 1 6; s. 555 772). <p>Selected Legal Acts (in force in Poland):</p> <ol style="list-style-type: none"> 1. Act of 21 August 1997 on Real Estate Management (Journal of Laws 2023, item 344, as amended) 2. Act of 7 July 1994 Construction Law (Journal of Laws 2023, item 682, as amended) 3. Act of 27 March 2003 on Spatial Planning and Land Development (Journal of Laws 2023, item 977, as amended) 4. Act of 14 June 1960 Code of Administrative Procedure (Journal of Laws 2023, item 775) 5. Act of 17 May 1989 Geodetic and Cartographic Law (Journal of Laws 2023, item 1752) 6. Act of 23 July 2003 on the Protection and Care of Historical Monuments (Journal of Laws 2022, item 840) 7. Implementing regulations to the above-mentioned acts (particularly on land and building records, property valuation, and administrative decisions). 	

	Supplementary literature	<p>Academic Literature:</p> <ol style="list-style-type: none"> 1. E. BończakKucharczyk, <i>Real Estate Management. Commentary</i>, Wolters Kluwer, Warsaw 2021. 2. M. Zdyb, <i>Administrative Regulation of Real Estate</i>, Wolters Kluwer, Warsaw 2020. 3. Z. Niewiadomski (ed.), <i>Construction Law. Commentary</i>, Wolters Kluwer, Warsaw 2023. 4. A. Kaźmierczak (ed.), <i>Spatial Planning and Land Development. Commentary</i>, C.H. Beck, Warsaw 2022. 5. K. CzerwińskaBednarek, <i>Real Estate Management Law. Lecture Outline</i>, Wolters Kluwer, Warsaw 2022. 6. J. Kowalik, <i>Management of Public Real Estate</i>, Difin, Warsaw 2019. 7. G. Bieniek, M. Gdesz, S. Kalus, G. Matusik, E. Mzyk, <i>Act on Real Estate Management. Commentary</i>, Warsaw 2012. 8. E. BończakKucharczyk, <i>Act on Real Estate Management. Commentary</i>, Warsaw 2018. 9. P. Cejrowski, M. Miłosz (eds.), <i>Act on Shaping the Agricultural System. Commentary</i>, Gdańsk 2016. 10. M. Horoszek, D. Pęchorzewski, <i>Real Estate Management. Commentary</i>, Warsaw 2014. 11. J. Jaworski, A. Prusaczyk, A. Tułodziecki, M. Wolanin, <i>Act on Real Estate Management. Commentary</i>, Warsaw 2017. 12. J. Kopyra, <i>Division of Land Property under the Act on Real Estate Management</i>, Warsaw 2008. 13. <i>Space and Real Estate as the Subject of Administrative Law. Public Property Law</i>, ed. I. NiżnikDobosz, Warsaw 2012. 14. T. Woś, <i>Expropriation of Real Estate and its Return</i>, Warsaw 2011. 15. M. MożdżeńMarcinkowski, <i>Public Land Law in Poland: Resources, Administration and Use</i>, Warsaw 2018.
Example issues/ example questions/ tasks being completed	eResources addresses	<p>Sample topics discussed during classes:</p> <ul style="list-style-type: none"> • Basic concepts and legal sources in real estate management. • Tasks of public administration authorities in managing State Treasury and local government real estate. • The process of expropriation and return of expropriated property. • Subdivision, consolidation, and exchange of land procedures and legal consequences. • Local spatial development plans and zoning decisions. • Legal framework for the management of agricultural and forest land. • The role of the land and building register in real estate transactions and management. • Forms and procedures for disposing of public real estate. <p>Sample exam or test questions:</p> <ul style="list-style-type: none"> • What are the legal foundations for managing public real estate? • What does the land subdivision procedure involve and what are its legal effects? • What is the difference between a local plan and a zoning decision? • Under what conditions can a property be expropriated and what compensation is due? • What are the rules for updating perpetual usufruct fees? <p>Sample assignments completed during the course: Drafting an administrative decision on land subdivision.</p> <ul style="list-style-type: none"> • Analyzing case law concerning expropriation or restitution of real estate. • Conducting a simulation of a public property sale procedure. • Assessing the compliance of an investment with the local spatial development plan. • Group work: preparing documentation for the transfer of property into permanent management. • Completing sample forms and official letters related to real estate administrative proceedings.
Work placement	Not applicable	

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