

Subject card

Subject name and code	Real Estate Management, PG_00156027						
Field of study	Management						
Date of commencement of studies	October 2024		Academic year of realisation of subject		2025/2026		
Education level	Master's studies		Subject group		Obligatory subject group in the field of study Subject group related to scientific research in the field of study		
Mode of study	part-time studies		Mode of delivery		at the university		
Year of study	2		Language of instruction		Polish		
Semester of study	3		ECTS credits		8.0		
Learning profile	academic		Assessment form		credit		
Conducting unit	Department of Investment and Real Estate -> Faculty of Management -> Rector						
Name and surname of lecturer (lecturers)	Subject supervisor		dr inż. Małgorzata Rymarzak				
	Teachers		dr inż. Małgorzata Rymarzak				
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	10.0	21.0	0.0	0.0	0.0	31
	E-learning hours included: 0.0						
	Additional information:						
	Lecture: - Lecture with multimedia presentation - Conversational lecture - Analysis of critical events (cases) - Group work - Project method (research, implementation, practical project) - Solving tasks						
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	31		70.0		99.0	200
Subject objectives	The aim of the course is to familiarize students with the specifics of commercial and residential real estate management and to prepare students to pursue professions related to real estate management.						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[ZARZMU2_K05] The student is ready to make an in-depth assessment of phenomena and justify his position through rational, logical and entrepreneurial use of knowledge - basing his assertions and decisions on an in-depth analysis of the information he receives.	The student is ready to make an in-depth assessment of phenomena occurring in the real estate market and clearly justify his position through rational, logical and entrepreneurial use of knowledge.	[SK2] presentation/project/paper/report
	[ZARZMU2_U04] The student can creatively apply management and quality studies knowledge in professional practice.	The student can apply acquired knowledge in the field of real estate management in professional practice.	[SU2] presentation/project/paper/report
	[ZARZMU2_K02] The student is aware of the need to supplement and expand the acquired knowledge and skills and strives to combine knowledge from different fields and disciplines of science interdisciplinarily. The student can inspire others to learn.	The student is aware of the need to supplement and expand acquired knowledge and skills in real estate management. The student is able to inspire others to learn.	[SK2] presentation/project/paper/report
	[ZARZMU2_W14] The student has a structured, expanded detailed knowledge of the selected specialty in the field of management.	The student has detailed, structured knowledge of real estate management.	[SW4] test/exam - oral or written
	[ZARZMU2_W01] The student has an expanded knowledge of the social sciences with particular emphasis on the discipline of management and quality sciences and understands their connections with other social sciences.	The student has extensive knowledge in the management of various types of real estate.	[SW4] test/exam - oral or written
	[ZARZMU2_U07] The student can search for detailed information to make rational and complex decisions of an operational and strategic nature in enterprises.	The student can retrieve detailed information necessary for property management.	[SU2] presentation/project/paper/report

Subject contents	Management of residential real estate
	1.1. Definition and examples of residential real estate
	1.2. Specificity of managing real estate of housing communities
	1.3. Specificity of managing real estate of housing cooperatives and social housing societies
	1.4. Specificity of managing residential real estate owned and co-owned by natural and legal persons
	Management of commercial real estate
	2.1. Definition and examples of commercial real estate
	2.2. The institution of renting in the area of commercial real estate
	2.3. Financial aspects of managing and renting commercial real estate
	Program content from the Regulation on minimum program requirements for postgraduate studies in real estate valuation:
	I. BASICS OF KNOWLEDGE IN THE FIELD OF LAW
	9. Housing economy and cooperative law
	9.1. Management of residential real estate of the State Treasury and local government units
	9.1.1. Protection of tenants' rights
	9.1.2. Social housing association
	9.2. Management of residential real estate
	9.2.1. Separate ownership of premises
	9.2.2. The concept of common property
	9.2.3. Housing community, rights and obligations of the management board, rights of owners of premises in relation to the management board
	9.3. Management of cooperative real estate
	9.3.1. Housing cooperative as a legal person, cooperative bodies and their competences
	9.3.2. Statutes and regulations of the cooperative, intra-cooperative proceedings

	9.3.3. Cooperative rights to premises		
	9.3.4. Transformation of cooperative rights to premises		
Prerequisites and co-requisites			
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	project/presentation	51.0%	20.0%
	test	51.0%	80.0%
Recommended reading	Basic literature	1. Ustawa z dnia 24 czerwca 1994 r. o własności lokali (Dz.U. 1994 Nr 85 poz. 388 z późn. zm). 2. Ustawa z dnia 15 grudnia 2000 r. o spółdzielniach mieszkaniowych (Dz.U. 2001 nr 4 poz. 27 z późn. zm). 3. Ustawa z dnia 26 października 1995 r. o niektórych formach popierania budownictwa mieszkaniowego (Dz.U. 1995 nr 133 poz. 654 z późn. zm).	
	Supplementary literature	1. Bończak Kucharczyk E., Zarządzanie nieruchomościami mieszkalnymi. Aspekty prawne i organizacyjne, Wolters Kluwer Polska, Warszawa 2008. 2. Bończak-Kucharczyk E., Własność lokali i wspólnota mieszkaniowa, Twigger, Warszawa 2007. 3. Bryx M. (red.), Wprowadzenie do zarządzania nieruchomościami, Poltext, Warszawa 2004. 4. Czapliński M., Grossman D., Księgowość i rozliczenia wspólnot mieszkaniowych, Municipium SA, Warszawa 2007. 5. Nalepka A. (red.), Zarządzanie zasobami mieszkaniowymi w Polsce, Wydawnictwo Uniwersytetu Ekonomicznego w Krakowie, Kraków 2007. 6. Pietrzykowski K., Spółdzielnie mieszkaniowe. Komentarz, Wydawnictwo C. H. Beck, Warszawa 2008. 7. Tertelis M., Zarządzanie finansami wspólnoty mieszkaniowej, Wydawnictwo C.H. Beck, Warszawa 2001. 8. Kokot S., Gospodarka nieruchomościami gminy jako specyficzna forma zarządzania nieruchomościami, Studia i Materiały Towarzystwa Naukowego Nieruchomości, Vol. 14, Number 1, 2006. 9. Pessel R., Nieruchomości Skarbu Państwa, Wydawnictwo LexisNexis, Warszawa 2008. 10. Sońta W., Mienie komunalne w Polsce. Wybrane zagadnienia prawno finansowe, Politechnika Radomska, Radom 2008. 11. Rymarzak M., Zarządzanie nieruchomościami przedsiębiorstw w Polsce, CeDeWu, Warszawa 2009.	
	eResources addresses		
Example issues/ example questions/ tasks being completed	1. The method of managing the common property may be specified in the agreement by: • co-owners, • tenants, • the method of managing the common property is specified only by the manager after signing the management agreement, • tenants. 2. How are the costs related to maintaining the common property covered? • only from the profits and income obtained by the owners of the premises from the common property, • the owners of the premises cover the costs of maintaining the common property regardless of their shares, • from the profits and income obtained by the owners of the premises from the common property and the owners of the premises cover the costs of maintaining the common property in proportion to their share, • by tenants of separate residential premises. 3. What is included in the costs of managing the common property? • only expenses for renovations and maintenance, • expenses for renovations and maintenance, charges for electricity, heat, gas, water used in the entire property and for the elevator and collective antenna, • remuneration of members of the board or manager, property insurance, taxes and expenses for maintaining order and cleanliness, • depreciation, charges for electricity, heat, gas, water used in the entire property and for the elevator and collective antenna.		
Work placement	Not applicable		

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