

Subject card

Subject name and code	Real estate management - lecture, PG_00133373						
Field of study							
Date of commencement of studies	October 2025		Academic year of realisation of subject		2026/2027		
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	Faculty of Law and Administration -> Rector						
Name and surname of lecturer (lecturers)	Subject supervisor		mgr Karol Ważny				
	Teachers						
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. The course also aims to develop practical skills in legal analysis, application of procedures, and evaluation of administrative decisions concerning real estate. The student understands the importance of proper real estate management for the implementation of public tasks and the shaping of spatial and economic order.						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[ADMINL3_WG03] At an advanced level, the student identifies and understands the legal and administrative conditions of various forms of social and economic life, including the rights and obligations of individuals towards other individuals and state authorities.	EK_01 – The student has an advanced understanding of substantive and procedural regulations related to real estate management and can explain their significance for the functioning of public administration, public finance, and the market economy. EK_04 – The student can identify the rights and duties of individuals and public authorities in the context of real estate management, taking into account the legal, social, and economic conditions of various forms of social life.	[SW4] test/exam - oral or written [SW1] oral statement/conversation/discussion [SW3] text preparation/written work [SW5] implementation of a problem task
	[ADMINL3_KK01] The student is aware of the role of knowledge in problem-solving, is prepared to critically evaluate positions regarding the functioning of administration and the content of legal norms, and to rely on expert knowledge – including the views of legal doctrine and jurisprudence – in situations that exceed the scope of independent problem-solving.	EK_03 – The student is aware of the importance of expert knowledge in solving real estate management problems and is able to critically evaluate legal norms and administrative practice; in complex situations, the student refers to scholarly opinions and case law.	[SK1] oral statement/conversation/discussion [SK3] text preparation/written work [SK4] test/exam - oral or written [SK5] implementation of a problem task [SK8] observation of student's independent or team work
	[ADMINL3_WK04] The student knows and understands the current dilemmas regarding the functioning of institutions of substantive and procedural law in the sphere of the state and administration. Additionally, he identifies key phenomena occurring in the market economy and economics, including knowledge and understanding of the basic principles of public finance, EU structural funds, the public procurement system, and the operation of various forms of entrepreneurship.	EK_01 – The student has an advanced understanding of substantive and procedural regulations related to real estate management and can explain their significance for the functioning of public administration, public finance, and the market economy.	[SW4] test/exam - oral or written [SW1] oral statement/conversation/discussion [SW3] text preparation/written work [SW5] implementation of a problem task
	[ADMINL3_UW01] Using his own knowledge and sources of information, including the ability to use modern digital techniques and professional methods of acquiring information, the student is able to analyze and resolve problems, as well as interpret legal, social, and political phenomena within the scope of administration and selected areas of social and economic life.	EK_02 – The student can analyse and resolve legal, social, and economic problems related to real estate management using various sources of knowledge, case law, and modern digital tools, including legal information systems and databases.	[SU1] oral statement/conversation/discussion [SU3] text preparation/written work [SU4] test/exam - oral or written [SU5] implementation of a problem task [SU8] observation of student's independent or team work

Subject contents	PART I (Department of Administrative Law) 1. Fundamental principles of the Real Estate Management Act; 2. The concept of real estate management; 3. Management of real estate owned by the State Treasury and by local government units: 3.1. Types of public real estate resources; 3.2. Methods of managing real estate owned by the State Treasury and local government units, particularly in terms of administrative law (e.g., the institution of permanent management); 4. The institution of expropriation and the return of expropriated real estate constitutional and statutory conditions; 5. Division and consolidation of real estate basic principles; 6. The institution of the betterment levy basic principles; 7. Selected examples of special legal regulations in the field of real estate management. PART II (Department of Civil Law) 1. Civil-law forms of public real estate transactions introductory issues; 2. Contracts and other consensual legal forms of public administration activity; 3. Temporary expropriation and sovereign interventions equivalent to expropriation: 3.1. Temporary expropriation; 3.2. Interventions in the form of establishment of public-law easements; 3.3. Interventions in the form of restrictions on the use of real estate; 3.4. Interventions resulting in reduced property value without limiting ownership rights; 4. Compensation in real estate management.		
Prerequisites and co-requisites	Prerequisites: • Knowledge of basic concepts and institutions of administrative law acquired through the course <i>Administrative Law</i>. • Ability to use legal texts (including legal information systems). • Basic analytical skills and logical reasoning abilities. Recommended Additional Requirements: • Interest in the legal status of individuals in relation to public administration. • Willingness to independently explore case law and interpret legal provisions. • Ability to work in a group and actively participate in problem-solving discussions.		
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	written colloquium	51.0%	100.0%

Recommended reading	Basic literature	Recommended Academic Literature: • B. Wierzbowski, <i>Real Estate Management. Legal Foundations</i>, Warsaw 2014. • Z. Leoński, M. Szewczyk, M. Kruś, <i>Spatial Planning Law</i>, Warsaw 2019. • T. Bąkowski, K. Żukowski (eds.), <i>Lexicon of Administrative Law: 100 Basic Concepts</i>, Warsaw 2016. • M. Szewczyk, M. Kruś, Z. Leoński, <i>Spatial Planning Law</i>, Warsaw 2019 (Part Five: Chapters 16, pp. 555772). Selected Legal Acts: • Act of 21 August 1997 on Real Estate Management (Journal of Laws 2023, item 344, as amended). • Act of 7 July 1994 Construction Law (Journal of Laws 2023, item 682, as amended). • Act of 27 March 2003 on Spatial Planning and Development (Journal of Laws 2023, item 977, as amended). • Act of 14 June 1960 Code of Administrative Procedure (Journal of Laws 2023, item 775). • Act of 17 May 1989 Geodetic and Cartographic Law (Journal of Laws 2023, item 1752). • Act of 23 July 2003 on the Protection and Guardianship of Monuments (Journal of Laws 2022, item 840). • Implementing regulations to the above-mentioned acts (in particular those concerning land records, property valuation, and administrative decisions).
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	Supplementary literature	Academic Literature E. Bończak-Kucharczyk, <i>Real Estate Management. Commentary</i>, Wolters Kluwer, Warsaw 2021. M. Zdyb, <i>Administrative-Legal Regulation of Real Estate</i>, Wolters Kluwer, Warsaw 2020. Z. Niewiadomski (ed.), <i>Construction Law. Commentary</i>, Wolters Kluwer, Warsaw 2023. A. Kaźmierczak (ed.), <i>Spatial Planning and Development. Commentary</i>, C.H. Beck, Warsaw 2022. K. Czerwińska-Bednarek, <i>Real Estate Management Law. Outline of the Course</i>, Wolters Kluwer, Warsaw 2022. J. Kowalik, <i>Public Real Estate Management</i>, Difin, Warsaw 2019. G. Bieniek, M. Gdesz, S. Kalus, G. Matusik, E. Mzyk, <i>Act on Real Estate Management. Commentary</i>, Warsaw 2012. E. Bończak-Kucharczyk, <i>Act on Real Estate Management. Commentary</i>, Warsaw 2018. P. Cejrowski, M. Miłosz (eds.), <i>Act on Shaping the Agricultural System. Commentary</i>, Gdańsk 2016. M. Horoszek, D. Pęchorzewski, <i>Real Estate Management. Commentary</i>, Warsaw 2014. J. Jaworski, A. Prusaczyk, A. Tułodziecki, M. Wolanin, <i>Act on Real Estate Management. Commentary</i>, Warsaw 2017. J. Kopyra, <i>Subdivision of Land Based on the Act on Real Estate Management</i>, Warsaw 2008. <i>Space and Real Estate as the Subject of Administrative Law. Public Property Law</i>, ed. I. Niżnik-Dobosz, Warsaw 2012. T. Woś, <i>Expropriation of Real Estate and Its Return</i>, Warsaw 2011. M. Możdżeń-Marcinkowski, <i>Public Land Law in Poland: Resources, Administration and Use</i>, Warsaw 2018.
	eResources addresses	

Example issues/ example questions/ tasks being completed	Sample topics discussed during classes: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. Sample exam or test questions: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? Sample assignments completed during the course: • Drafting an administrative decision on land subdivision. • 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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