University of Gdańsk

Subject card

Subject name and code	Real estate management - lecture, PG_00197134		
Field of study	Administration		
Date of commencement of studies	October 2026	Academic year of realisation of subject	2027/2028
Education level	Bachelor'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	full-time studies	Mode of delivery	at the university
Year of study	2	Language of instruction	Polish
Semester of study	3	ECTS credits	2.0
Learning profile	academic	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	30.0	0.0	0.0	0.0	0.0	30
	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	30	2.0	18.0	50

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_W04] possesses advanced knowledge of, and understands, the legal and administrative determinants of selected areas of social and economic life, including the rights and obligations of individuals vis-à-vis other individuals and public authorities. Furthermore, he/she is familiar with the competences of administrative bodies within these areas.	-	[SW4] test/exam - oral or written [SW1] oral statement/ conversation/discussion [SW3] text preparation/written work [SW5] implementation of a problem task
	[ADMINL3_U01] drawing upon his/her own knowledge as well as other sources of information — including the ability to use modern technologies and professional methods of acquiring and analysing information — is capable of identifying, analysing, and resolving problems, as well as interpreting phenomena relating to the organization and functioning of public administration, administrative activity, and selected areas of social and economic life.	-	[SU1] oral statement/conversation/ discussion [SU3] text preparation/written work [SU4] test/exam - oral or written [SU5] implementation of a problem task
	[ADMINL3_K01] being aware of the role of knowledge in solving problems related to the organization and functioning of administration, as well as the application of law in selected domains of social and economic life, they are prepared to critically assess their own knowledge and the content they receive, and also recognize the need to rely on expert knowledge—including doctrinal views and case law—when encountering difficulties in independently resolving a problem.	-	[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_W05] is familiar with and understands the current dilemmas concerning the functioning of public administration and activities undertaken within the sphere of the state and administration in relation to substantive, procedural, and constitutional law institutions. Moreover, he/she identifies the fundamental phenomena occurring within the market economy and economics, including knowledge and understanding of the basic principles governing the establishment and development of various forms of entrepreneurship.	-	[SW4] test/exam - oral or written [SW1] oral statement/ conversation/discussion [SW3] text preparation/written work [SW5] implementation of a problem task

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 *Administrative Law*. • 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, *Real Estate Management. Legal Foundations*, Warsaw 2014. • Z. Leoński, M. Szewczyk, M. Kruś, *Spatial Planning Law*, Warsaw 2019. • T. Bąkowski, K. Żukowski (eds.), *Lexicon of Administrative Law: 100 Basic Concepts*, Warsaw 2016. • M. Szewczyk, M. Kruś, Z. Leoński, *Spatial Planning Law*, 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).

	Supplementary literature	**Academic Literature** • E. Bończak-Kucharczyk, *Real Estate Management. Commentary*, Wolters Kluwer, Warsaw 2021. • M. Zdyb, *Administrative-Legal Regulation of Real Estate*, Wolters Kluwer, Warsaw 2020. • Z. Niewiadomski (ed.), *Construction Law. Commentary*, Wolters Kluwer, Warsaw 2023. • A. Kaźmierczak (ed.), *Spatial Planning and Development. Commentary*, C.H. Beck, Warsaw 2022. • K. Czerwińska-Bednarek, *Real Estate Management Law. Outline of the Course*, Wolters Kluwer, Warsaw 2022. • J. Kowalik, *Public Real Estate Management*, Difin, Warsaw 2019. • G. Bieniek, M. Gdesz, S. Kalus, G. Matusik, E. Mzyk, *Act on Real Estate Management. Commentary*, Warsaw 2012. • E. Bończak-Kucharczyk, *Act on Real Estate Management. Commentary*, Warsaw 2018. • P. Cejrowski, M. Miłosz (eds.), *Act on Shaping the Agricultural System. Commentary*, Gdańsk 2016. • M. Horoszko, D. Pęchorzewski, *Real Estate Management. Commentary*, Warsaw 2014. • J. Jaworski, A. Prusaczyk, A. Tułodziecki, M. Wolanin, *Act on Real Estate Management. Commentary*, Warsaw 2017. • J. Kopyra, *Subdivision of Land Based on the Act on Real Estate Management*, Warsaw 2008. • *Space and Real Estate as the Subject of Administrative Law. Public Property Law*, ed. I. Niźnik-Dobosz, Warsaw 2012. • T. Woś, *Expropriation of Real Estate and Its Return*, Warsaw 2011. • M. Możdżeń-Marcinkowski, *Public Land Law in Poland: Resources, Administration and Use*, 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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