

Subject card

Subject name and code	Legal and Spatial Foundations of the Real Estate Market, PG_00177831						
Field of study	Management						
Date of commencement of studies	October 2025		Academic year of realisation of subject		2025/2026		
Education level	Master's studies		Subject group		Obligatory subject group in the field of study Optional subject group 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	1		Language of instruction		Polish polish		
Semester of study	2		ECTS credits		5.0		
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. Aleksandra Koszarek-Cyra				
	Teachers						
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	45.0	0.0	15.0	0.0	0.0	60
	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	60		4.0		61.0	125
Subject objectives	The objective of the course is to develop advanced competencies in spatial real estate market analysis using Geographic Information Systems (GIS), with particular emphasis on the QGIS software. At the same time, the course deepens students knowledge in civil law, property law, obligations, real estate management, and spatial planning. It enables students to apply spatial and non-spatial data in practical real estate analyses, in accordance with current legal regulations and professional standards.						
Learning outcomes	Course outcome		Subject outcome		Method of verification		
	[ZARZMU2_U05] The student can identify and correctly apply legal, professional, and ethical standards in business decision-making.		The student is able to prepare a written problem analysis in the form of a presentation concerning legal title to real estate or a civil-law agreement related to its use.		[SU2] presentation/project/paper/report		
	[ZARZMU2_U03] Students can obtain and verify data from selected sources, present and analyze economic processes and phenomena.		The student conducts geospatial analyses, interprets the legal status of real estate, and effectively utilizes geoinformation resources to support processes related to property management.		[SU5] implementation of a problem task		
	[ZARZMU2_W07] The student possess a comprehensive understanding of legal regulations and ethical norms, including those related to intellectual property protection, which are essential for business decision-making.		The student identifies key legal regulations as well as organizational and ethical standards related to the real estate market, including property ownership, usage, transactions, and data protection, in the context of real estate management and business decision-making.		[SW2] presentation/project/paper/report [SW5] implementation of a problem task		

1. Spatial analysis of the real estate market using QGIS software:

- QGIS interface
- Spatial data manipulation, processing, coordinate reference systems
- Map composition including all elements
- Map services
- Basic vector data analyses, including attribute table operations
- Georeferencing process
- Sources of spatial data
- Non-spatial data as spatial data data integration
- QGIS plugins

The course content includes the minimum curriculum requirements specified in the Annex to the Announcement of the Minister of Development and Technology of 28 May 2024 on the publication of the consolidated text of the Regulation of the Minister of Infrastructure and Development on the minimum curriculum requirements for postgraduate studies in real estate valuation (Journal of Laws 2024, item 903):

1. General part of civil law (6 hours)

- 1.1. Subjects of civil law
- 1.2. Specific regulations concerning commercial companies (partnerships and corporations)
- 1.3. Validity conditions of legal acts
- 1.4. Sanctions for defective legal acts (nullity, ineffectiveness)
- 1.5. Forms of legal acts
- 1.6. Limitation of claims

2. Fundamentals of property law (10 hours)

- 2.1. Property as a category of civil law
 - 2.1.1. Concept of proprietary rights
 - 2.1.2. Examples of proprietary rights in real estate
- 2.2. State, municipal, and private property
- 2.3. Historical background of ownership relations in Poland (communalisation, enfranchisement of legal entities)
- 2.4. Concept of movable and immovable property
- 2.5. Definition of real estate
 - 2.5.1. Types of real estate land, building, and premises properties
 - 2.5.2. Real estate in the land and mortgage register system
 - 2.5.3. Concept of components of real estate
 - 2.5.4. Concept of appurtenances and profits
- 2.6. Ownership concept, protection, co-ownership
- 2.7. Perpetual usufruct scope and content
- 2.8. Limited property rights, with particular emphasis on rights over real estate

3. Fundamentals of the law of obligations (6 hours)

- 3.1. General principles of contract formation
 - 3.1.1. Principle of freedom of contract
 - 3.1.2. Contract formation procedures offer, auction, tender
- 3.2. Unlawful contractual provisions
- 3.3. Obligatory contracts for the use of real estate (lease, tenancy, leasing, timesharing)

6. Geoinformation systems (4 hours)

- 6.1. Geoportal
- 6.2. Other spatial data portals
- 6.3. Acquisition of spatial data on real estate using GIS tools

7. Spatial planning (8 hours)

	7.1. Spatial planning and land-use system in Poland 7.2. Study of conditions and directions of spatial development 7.3. Local spatial development plans 7.3.1. Role and significance of local plans 7.3.2. Procedure for adopting local plans 7.3.3. Economic consequences of adopting or amending local plans 7.4. Land development and zoning decisions 7.4.1. Zoning decisions 7.4.2. Decisions on the location of public purpose investments 7.5. Other cases of locating public purpose investments 7.6. Spatial planning versus environmental protection, nature conservation, cultural heritage, and technical infrastructure 7.7. Procedure for excluding land from agricultural and forestry production 8. Real estate management (16 hours) 8.1. Competences of public administration bodies in real estate management 8.2. Definition of real estate resources under the Act of 21 August 1997 on Real Estate Management (Journal of Laws 2023, item 344, as amended) and other acts governing the management of State Treasury real estate 8.3. Rules for the disposal of State Treasury and local government real estate 8.3.1. Preferential transactions between the State Treasury and local government units 8.3.2. Principle of transparency in real estate transactions 8.3.3. Pre-emption rights 8.3.4. Disposal through tender and non-tender procedures 8.3.5. Pricing and granting of discounts 8.3.6. Determination and updating of perpetual usufruct fees 8.4. Transformation of perpetual usufruct into ownership 8.5. Concept of permanent management 8.6. Right of first refusal 8.7. Property subdivision 8.8. Consolidation and subdivision of real estate 8.9. Betterment levies due to increased property value 8.10. Expropriation, compensation, and return of real estate 8.11. Acquisition of real estate for public roads and other investments under special acts 8.12. General principles for the acquisition of real estate by foreigners, including agricultural and forest land by EU citizens 11. Personal data protection (2 hours) 11.1. Basic concepts related to personal data protection 11.2. Personal data protection authority 11.3. Principles of personal data processing 11.3.1. Cases in which data processing is permitted 11.3.2. Obligations of the data controller 11.3.3. Rights of data subjects											
Prerequisites and co-requisites	none											
Assessment methods and criteria	<table><tr><th>Subject passing criteria</th><th>Passing threshold</th><th>Percentage of the final grade</th></tr><tr><td>Problem Task</td><td>51.0%</td><td>50.0%</td></tr><tr><td>Presentation</td><td>51.0%</td><td>50.0%</td></tr></table>			Subject passing criteria	Passing threshold	Percentage of the final grade	Problem Task	51.0%	50.0%	Presentation	51.0%	50.0%
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Problem Task	51.0%	50.0%										
Presentation	51.0%	50.0%										
Recommended reading	Basic literature	1. Szacowanie nieruchomości, red. J. Dydenko, Wolters Kluwer, Warszawa 2020 (rozdziały III, VI, VII,VIII, XIV, XV) 2. Jaroszyński K. i in. Planowanie i zagospodarowanie przestrzenne: komentarz, 13. wydanie zaktualizowane i uzupełnione, stan prawny na dzień 13.7.2023 r., Wydawnictwo C. H. Beck, Warszawa 2023.										
	Supplementary literature	1. Doliwa A., Prawo rzeczowe, Wydawnictwo C.H. Beck, Warszawa 2012. 2. Nowak M.J., Tokarzewska-Żarna Z., Gospodarka nieruchomościami w gminie: kluczowe problemy prawne, Wydawnictwo C.H. Beck, Warszawa 2017. 3. Radwański Z., Olejniczak A., Prawo cywilne: część ogólna, Wydawnictwo C.H. Beck, Warszawa 2023. 4. Wierzbowski B., Gospodarka nieruchomościami: podstawy prawne, LexisNexis Polska, Warszawa 2014.										

	eResources addresses	Basic https://repozytorium.biblos.pk.edu.pl/resources/25448 - A freely available textbook on spatial information systems with QGIS: Szczepanek R., 2017, Spatial Information Systems with QGIS, Krakow University of Technology, Krakow, Poland. Supplementary https://studylib.net/doc/26033961/analizy-przestrzenne-w-qgis - Ministry of Climate training material: Spatial analyses in QGIS
Example issues/ example questions/ tasks being completed	1. Work on a specific area (e.g., a land parcel), where the student: locates a designated property in QGIS; verifies its land-use designation as specified in planning documents; identifies its legal status (e.g., perpetual usufruct, ownership); and documents the results with reference to relevant legal regulations. 2. Based on a given case, the student identifies the legal title held by the property user. The student explains whether the case concerns ownership, perpetual usufruct, or a limited property right. They indicate possible implications for leasing or selling the property in light of the presented situation. The answer is delivered in the form of a short presentation.	
Work placement	Not applicable	

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