

Subject card

Subject name and code	Legal and Spatial Foundations of the Real Estate Market, PG_00178756						
Field of study	Management						
Date of commencement of studies	October 2026	Academic year of realisation of subject			2026/2027		
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	part-time studies	Mode of delivery			at the university		
Year of study	1	Language of instruction			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	24.0	0.0	8.0	0.0	0.0	32
	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	32		2.0		91.0	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_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	
	[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	

Subject contents	1. Real Estate Management 2. Geoinformation Systems 3. Spatial Planning 4. General Part of Civil Law 5. Fundamentals of Property Law 6. Fundamentals of the Law of Obligations 7. Personal Data Protection		
Prerequisites and co-requisites	none		
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	presentation	51.0%	50.0%
	problem task	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		
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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