



Subject card

Subject name and code	Real estate management, PG_00061780						
Field of study	Geodesy and Cartography						
Date of commencement of studies	October 2023	Academic year of realisation of subject			2025/2026		
Education level	first-cycle studies	Subject group					
Mode of study	Full-time studies	Mode of delivery			at the university		
Year of study	3	Language of instruction			Polish		
Semester of study	6	ECTS credits			4.0		
Learning profile	general academic profile	Assessment form			assessment		
Conducting unit	Department of Geodesy -> Faculty of Civil and Environmental Engineering -> Faculties of Gdańsk University of Technology						
Name and surname of lecturer (lecturers)	Subject supervisor	dr inż. Emilia Miszewska					
	Teachers	dr inż. Emilia Miszewska					
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	15.0	0.0	15.0	15.0	0.0	45
	E-learning hours included: 0.0						
	eNauczanie source address: https://enauczanie.pg.edu.pl/2025/course/view.php?id=5451 Moodle ID: 5451 Gospodarka nieruchomościami https://enauczanie.pg.edu.pl/2025/course/view.php?id=5451						
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	45		7.0	48.0	100	
Subject objectives	<p>The objective of this course is to familiarize students with the principles of real estate management in Poland, particularly with the legal, economic, and administrative regulations related to property management, transactions, and subdivision of real estate. The course aims to develop students ability to interpret legal regulations concerning real estate management and apply them in the professional practice of a surveyor.</p> <p>During the course, students gain knowledge about, among other things, forms of property ownership and tenure, principles of property valuation, procedures for subdivision and consolidation of real estate, and the role of the land and building register (cadastre) in spatial management processes. The learning outcome is to prepare students to cooperate with public administration, investors, and property owners in tasks related to geodesy and spatial management.</p>						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[K6_W10] has elementary knowledge and understands the concepts of architecture and urban planning, construction, environmental engineering and transport necessary to carry out studies related to planning and investment service	has basic knowledge of real estate management and understands fundamental concepts related to spatial planning, land development, and the investment process. The student possesses knowledge enabling the interpretation of legal and administrative conditions concerning real estate that are necessary for preparing geodetic studies related to spatial planning and supporting investment projects.	[SW3] Assessment of knowledge contained in written work and projects
	[K6_W08] has legal and geodetic knowledge and understands the concepts necessary to carry out tasks related to land and building registry, spatial planning and real estate management referring to the production of maps and elaborations for legal purposes including delimitation and subdivision as well as preparation and circulation of geodetic documents in the process of carrying out investments	has basic knowledge of legal regulations and procedures related to real estate management. The student understands the concepts and principles concerning the land and building cadastre, spatial planning, and the subdivision and delimitation of real estate. This knowledge enables the student to interpret legal documentation, prepare geodetic studies and maps for legal purposes, and properly prepare and manage geodetic documentation within the investment implementation process.	[SW3] Assessment of knowledge contained in written work and projects [SW2] Assessment of knowledge contained in presentation
Subject contents	<p>Course content – lecture</p> <ol style="list-style-type: none"> 1. Concept and types of real estate, rights to real estate 2. Legal basis of real estate management 3. Real estate resources definition, types, and management 4. Disposal of real estate principles and procedures 5. Perpetual usufruct 6. Permanent management (permanent administration) 7. Subdivision of real estate 8. Consolidation and subdivision of real estate 9. Betterment levies (adjacency fees) 10. Expropriation of real estate 11. Management of premises (housing units) 12. Property tax system <p>Course content – laboratory</p> <ol style="list-style-type: none"> 1. Analysis of spatial conditions of the area identification of potential investment locations and analysis of their spatial and functional characteristics. 2. Interpretation of planning documents analysis of the provisions of the Local Spatial Development Plan (Local Land Use Plan) and assessment of the possibilities for land subdivision and development. 3. Assessment of the investment potential of a plot analysis of land development possibilities, including the location of single-family residential buildings. 4. Methods for evaluating investment locations preparation of a SWOT analysis for selected locations and comparison of alternatives. 5. Fundamentals of real estate valuation introduction to the preparation of a valuation report, analysis of the real estate market, and basic methods of determining property value. <p>Course content – project</p> <ol style="list-style-type: none"> 1. Selection and analysis of investment locations selection of 34 potential plots and analysis of their spatial, functional, and planning conditions. 2. Assessment of land development possibilities analysis of plot area, provisions of the Local Spatial Development Plan (MPZP), and the possibilities for property subdivision and building development. 3. SWOT analysis of locations comparison of alternatives and selection of the most suitable plot for the investor. 4. Preparation of a land development concept arrangement of buildings, access road/entrance, technical infrastructure, and development of the surrounding area. 5. Preparation of a valuation report for the selected property definition of the subject and purpose of the valuation, description of the property, real estate market analysis, and calculation of market value. 6. Project presentation preparation and presentation of the results of the team project. 		
Prerequisites and co-requisites			
Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	Lecture test	60.0%	30.0%
	Project 1	0.0%	30.0%
	Project 2	0.0%	30.0%
	Presentation	0.0%	10.0%

Recommended reading	Basic literature	<ol style="list-style-type: none"> 1. Cymerman R., Cymerman J., <i>Real Estate Management with Property Valuation. A Handbook for Candidates for Property Valuers</i>, Publishing House of Koszalin University of Technology, Koszalin 2024. 2. Klat-Górska E. (ed.), Bródka A., Nikiforów A., Wilk J., <i>Real Estate Management. Commentary</i>, C.H. Beck Publishing, Warsaw 2023. 3. Act of 21 August 1997 on Real Estate Management [Journal of Laws No. 115, item 741; prepared on the basis of the consolidated text: Journal of Laws of 2024, items 1145, 1222, 1717, 1881; of 2025, items 1077, 1080].
	Supplementary literature	<ol style="list-style-type: none"> 1. Woźniczka W., Stańczyk T., Szczepankiewicz R. et al., <i>The Real Estate Bible</i>, Expertia Business Publishing, Warsaw 2022. 2. Wancke P., <i>Legal Aspects of Real Estate Management in a Practical Approach</i>, Poltext Publishing, Warsaw 2015. 3. Cymerman R., Cymerman J., <i>Real Estate Management. Real Estate Resources. Planning / Management / Administration</i>, Publishing House of Koszalin University of Technology, Koszalin 2021. 4. Śpiewak-Szyjka M., <i>Management of Municipal Real Estate Resources</i>, CeDeWu Publishing, Warsaw 2023.
	eResources addresses	
Example issues/ example questions/ tasks being completed	<ol style="list-style-type: none"> 1. Define the betterment levy (adjacency fee) and discuss the situations in which it is imposed. 2. Characterize the procedure of real estate expropriation and the principles for determining compensation. 3. Discuss the principles of managing premises and the forms of making them available. 4. Present the system of fees related to real estate, including taxes and other public-law charges. 	
Practical activities within the subject	Not applicable	

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