UNIVERSITY
OF WARMIA AND MAZURY
IN OLSZTYN

Faculty of Geoengineering

Course title: Land Management

ECTS credit allocation (and other scores): 4

Semester: autumn

Level of study: ISCED-6 - first-cycle programmes (EQF-6)

Branch of science: Social sciences and Social sciences

Language: English

Number of hours per semester: 30/30

Course coordinator/ Department and e-mail: dr inż. Marta Gross/ Department of Land Management, marta.gross@uwm.edu.pl

Type of classes: classes

Substantive content

CLASSES: Basic concepts relating to property law and land management. Rules for determining real estate prices, fees, and settlements in practice, as well as for the conversion of perpetual usufruct right. Preparation of administrative and legal documentation for the disposal of real estate through public tender. Preparation of administrative documentation for the consolidation and division of real estate, including the calculation of adiacent fees. Determination of cost-sharing proportions for the construction of technical infrastructure facilities. Conducting real estate expropriation proceedings. Analysis of real estate acquisition by foreigners in Poland.

LECTURES: Historical overview and legal basis of land management. Legal basis of land management. Competences of local government units in the field of land management. The concept of property stock under the provisions of the Land Management Act (21 August 1997) and separate acts regulating the principles of managing State Treasury properties. Principles governing the trading of properties owned by the State Treasury and local government units. Preferential property trading between the State Treasury and local government units, and the principle of transparency in property transactions. Priority rights in the acquisition of property. Disposal of property by tender and without tender. Pricing and rules for granting discounts. Determination and updating of fees for perpetual usufruct. Conversion of the right of perpetual usufruct into ownership of property. The concept of permanent management. Right of pre-emption in respect of property. Divisions of property. Consolidation and division of property. Adiacent fees arising from an increase in the value of property. Expropriation of property, compensation and restitution of property. Acquisition of property for public roads and other investments under special acts. General rules governing the acquisition of property by foreigners, including agricultural and forestry property by citizens of European Union Member States.

Learning purpose: To familiarise students with the legal, theoretical, and practical processes and procedures of public land management, including private property, and to enable them to apply them skillfully in decision-making processes.

On completion of the study programme the graduate will gain:

Knowledge: Is familiar with methods and tools, including data acquisition techniques necessary for conducting spatial analyses and describing the processes and relationships occurring within social and economic structures; knows the standards and rules (legal, organisational, and ethical), the principles governing them, and their sources; is familiar with various types of social structures and institutions, in particular their key legal and administrative elements relating to spatial and land management.

Skills: Is able to obtain information from literature, databases, and other properly selected sources in the field of spatial management; integrate, interpret, and draw conclusions from the obtained information, as well as formulate and justify opinions; analyze engineering activities undertaken in the field of land management; and apply knowledge to formulate and solve tasks and problems in the field of land management or property consultancy using analytical, simulation, and experimental methods.

Social Competencies: Is prepared to think and act in an entrepreneurial manner; properly identify and resolve dilemmas related to the practice of the profession; pursue professional development and enhance qualifications; and inspire and organise the learning process of others.

Basic literature: 1) Jaworski Jacek, Prusaczyk Arkadiusz, Ustawa o gospodarce nieruchomościami. Komentarz, C.H.Beck, 2026; 2) Źróbek. Sabina, Źróbek Ryszard, Kuryj Jan, Gospodarka nieruchomościami z komentarzem do wybranych procedur, Gall, 2012; 3) Załucki Mariusz, Kodeks cywilny. Komentarz, C.H. Beck, 2024; 4) Gniewek Edward, Prawo rzeczowe, C.H. Beck, 2018

Supplementary literature: Kuryj Jan, Wiśniewski Radosław, Źróbek Ryszard, Gospodarka nieruchomościami, UWM, 2000

The allocated number of ECTS points consists of:

Contact hours with an academic teacher: 64

Student's independent work: 56