

**Konowalczyk, J., Habdas, M., Foryś, I., & Drobiec, Ł. (Eds.)
“The Value of Real Estate in the Vicinity of Airports –
Methods of Valuing Loss and Determining Compensation” –
Monograph Review**

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The published monograph concerns a problem which is interesting and important from the scientific and practical perspective. The very context relating to the intersection between property valuation, spatial planning, real estate development, the real estate market and legal questions deserves recognition. Such investigations pose a serious (and difficult) challenge. They call for prior, detailed interdisciplinary discussion and common definition of problems. Such work had been successfully performed when the reviewed monograph was prepared. On one hand, we are dealing with the context of property valuation methodology and, on the other, with an important (both from regional and at least national perspective) question of locating airports and their widely understood consequences.

Considerations presented in the monograph particularly on the following issues seem very interesting:

- the scope of the right of ownership and the legitimacy/adequacy of the introduced restrictions of that right,
- zoning grounds for the imposed restrictions on land development, including specific spatial policy instruments,
- translation of legal and zoning terminology into the context of property valuation (and its adjustment to the terminology adequate in that area).

All those issues were handled in the monograph by an interdisciplinary team (whose Authors are recognized specialists in respective subject areas). In addition, the value of the publication and the considerable value of the addressed subject matter is confirmed by the fact that the monograph is related to research programs implemented by the Authors (including Prof. Magdalena Habdas' project financed by the National Science Center). Beyond any doubt, the monograph will be highly valuable from the scientific and theoretical point of view and will be an inspiration for further research.

The publication deserves attention from different perspectives. In the first place, I focused on the most important scientific dimension. The Authors make an important contribution to the discussion of the subjects relating to the property market, scope of the right of ownership and investment implementation. The Authors point out that research was carried out in the conditions of an economy involving a systemic error, based on defective interpretations of legislation, which dominated judicial practice and on mistakes made by expert witnesses in the practice of valuating properties for compensation purposes. This makes the practical dimension of the monograph even more precious. As a result, the monograph may be of interest both to valuers (who can find detailed methodological analyses) and lawyers (who can develop their professional skills due to the evaluation of judicial arguments).

In the light of the above, I fully recommend reading this monograph. It may also be useful for further research concerning the discussed issues. I can only hope that the Authors will continue that work.
