

WARSAW

ul. Nowogrodzka 11
5th Floor
00-513 Warsaw
T: +48.22.447.4300
O: +48.22.447.43.00
F: +48.22.447.43.01

KYIV (AFFILIATED)

01034, Kyiv
6A Reitarska Street, Office 35
Kyiv
O: +380.97.719.0533

chelchowski@millercanfield.com

Services

Corporate and Transactions

Corporate, Securities and
Commercial Transactions

Financial Services

C&I and Asset-Based Finance

Loan Syndications and Credits

International

Poland

Public Finance

Economic Development

Real Estate

Economic Development
Incentives

Commercial Real Estate Finance

Industries

Financial Institutions

Health Care

Education

University of Warsaw, Ph.D.

University of Warsaw, Master of
Law, 1992

Bar Admissions

Poland

Languages

English



Andrzej Chełchowski, Ph.D.

Principal

Dr. Andrzej Chełchowski is a licensed Polish legal advisor (radca prawny) and the resident director of the firm's Warsaw office.

He specializes in real estate finance and investment issues, advising numerous foreign and Polish clients, including developers, commercial operators in their expansion, banks, and other financial institutions as well as investors. Andrzej also provides legal advice in the ongoing restructuring of the health care sector, as well as in financing and structuring of various public infrastructure projects.

Representative Matters

Healthcare and SPA Facility Developer Public-Private Partnership

Represented the company in the 150-bed hospital tender; provided legal advice to the bidder for construction, financing and operation of the hospital in a public private partnership.

Office Building Operator Acquisition and Sale of Property

Assisted in purchasing and selling of office buildings in Warsaw.

Retail Operator Real Estate and Commercial Transactions

Negotiated the largest countrywide lease of the logistic distribution center located in Silesia region.

Financial Institution Leasing

Assisted one of the leading banks in Poland in connection with granting construction/investment loans to an Office Building Operator.

Andrzej Chęłchowski, Ph.D.

Polish

Office Building Operator Leasing

Assisted the company in connection with obtaining a number of construction/ investment loans.

Shopping Center Operator Leasing

Coordinated legal advice on commercialization of a number of commercial centers.

Teaching

Warsaw University, Department of Law and Administration, Institute of Agricultural Law, Assistant teacher (delivering lectures, didactic and scientific work) 1992-2001

Honors

Best Lawyers in Poland, Project Finance and Development, Real Estate Law, 2010-present

European Legal Experts, Real Estate and Corporate + M&A 2001-present

Professional Activities

Warsaw District Bar of Legal Counsels

International Bar Association

American Bar Association

Civic, Cultural & Social Activities

Polish Hospitals Federation, associated with the European Hospital and Healthcare Federation, co-founder Supervisory Board member

Polish-India Business Council, co-founder and legal counsel

Speeches

Panel Discussion at Living Investment Forum: "Rebuilding Ukraine: Restoring housing stocks in a sustainable and efficient way," Warsaw 23 May 2023

Panel discussion at IX Konferencja Hospital Management – Wyzwania 2015, Warsaw 18-19 June 2015, organized by TerMedia

Panel discussion at The Spotlight Hotel Investment Poland II, Development Session, Warsaw 16 June 2015, organized by Poland Today

Andrzej Chęłchowski, Ph.D.

Mieszkania dla seniorów i placówki pobytowe – budownictwo i modernizacja, I Kongres Gospodarki Senioralnej, Warsaw 29 October 2014

Panel discussion at Spotlight Hotel Investment Poland, Warsaw 2 June 2014, organized by Poland Today

Prawne implikacje dyrektywy transgranicznej, Konferencja Dyrektywa transgraniczna – czy jeste my gotowi?, Warsaw 25 October 2013

Przetarg na usług odbioru i zagospodarowania odpadów czy przetarg o rynek Przyszłe skutki finansowe i prawne dla gminy, XI Samorz dowe Forum Kapitału i Finansów, Warsaw 9 October 2013, organized by Municipium S.A.

"Zakres czasowy ochrony w ubezpieczeniach medycznych (triggery ubezpieczeniowe - wyzwania)," VII Mi dzynarodowa Konferencja Hospital Management. Wyzwania 2013, Warsaw, 20-21 June 2013

"Legal, Business and Financial Considerations in the Conduct of Multinational Business" (co-panelist Joseph Gustavus), Michigan State University College of Law (video presentation), 12 April 2013

"What's Up in Poland," Australian Embassy, Warsaw, 23 January 2013

"Szpitalne grupy zakupowe—aspekty prawne," VI Konferencja Hospital Management: Wyzwania 2012, Termedia, Warsaw, 14-15 June 2012

"Przyszło partnerstwa publiczno-prywatnego w Polsce," Finanse 2012: Analiza sytuacji w ochronie zdrowia, Health Project Management, Warsaw, 21 February 2012

"PPP in Waste Management – Perspectives for Poland," British-Polish Chamber of Commerce, 16 November 2011

"Infrastructural investments," (TVN CNBC television interview), Infrastructure Fair, Warsaw, Poland, October 13, 2010

"Deeper Understanding Between Legal Cultures," Panelist, American Chamber of Commerce in Poland, December 2009

"Nowelizacja prawa budowlanego oraz nowe przepisy o planowaniu i zagospodarowaniu przestrzennym," AIG Lincoln, 26 czerwca 2003 r., Warszawa

"Legal Challenges Facing Canadian Investors in Poland," (Panelist,) Young Presidents Organization of Canada, Department of Foreign Affairs and International Trade, Canada, 13.05.2003 r., Warszawa

"Nowe gminne instrumenty finansowe," Ambasada Kanady, 24.02.2003 r., Warszawa

"Program emisji obligacji uniwersyteckich. Adaptacja Modelu Amerykańskiego dla polskich uniwersytetów," Konfederacja Rektorów Uniwersytetów Polskich, 21.02.2003 r., Białowieża

"Invisible Effects and Unintended Consequences of EU Enlargement," University of Michigan, 10.02.2003 r., Ann Arbor, USA

Andrzej Chełchowski, Ph.D.

"Political and environmental concerns for retailers," (Panelist), 3rd Annual Retail Conference, Poland Construction and Property Research Sp. z o.o., 6.02.2002 r., Warszawa

Publications

Books

The Public Real Estate Management, C.H. Beck, 2010

The Code of Administrative Proceedings, (Co-translators Maja Binkowska and Richard A. Walawender), C. H. Beck, 2010

Interview

"Wojna trzydziestoletnia," Menedżer Zdrowia, April 2, 2014

"Infrastructure Fair in Warsaw," October 13, 2010

Articles

"Prywatne ubezpieczenia zdrowotne w Polsce — perspektywy rozwoju," (Co-author Agata Apanel), Medinfo, March 2013

"Partnerstwo publiczno-privatne w sektorze medycznym. Wyzwania i osiagniecia," (Co-author Marc Zak), Medinfo 2012

"Recepta na dodatkowe pienidze—dzierawa jako szansa na spłata długów szpitalnych oraz przy pieczenie inwestycji w zakresie unowocze niania obiektów szpitalnych i dostosowania szpitali do norm sanitarnych," Raport 2012. Rynek medyczny w Polsce, nr 1/2012 (wydanie specjalne Medinfo), July 2012

"Rewolucja ustawowowa. Ustawa o działalności leczniczej wprowadza szereg uregulowa dotycz cych placówek medycznych," (Co-author Weronika Karnowska), Med-Info, December 2010

"Rewolucja w słu bie zdrowia - zało enia nowych ustaw," (Co-author Weronika Karnowska), Biotechnologia.pl, 2010-11-23

"Dyrektywa UE Pacjenci bez granic," czy b dziemy mogli sami wybiera , w którym kraju si chcemy leczy ?," Biotechnologia.pl, October 10, 2010

"System opieki zdrowotnej potrzebuje reform," Medicalnet.pl, 20 September 2010

"Badania kliniczne – zało enia do projektu nowej ustawy," (Co-author Weronika Karnowska), Biotechnologia.pl, July 2010

"Plan B do modyfikacji," Med-Info, June 2010

"Blok w partnerstwie," Med-info, czerwiec 2010, nr 6/2010

Andrzej Chęłchowski, Ph.D.

- "Deeper Understanding Between Legal Cultures," American Investor, Vol. XIX, No. 9, December 2009
- "Daily Briefs. Attorneys Help Author Piece for ABA's The International Lawyer," Detroit Legal News, Vol. CXIV, No. 221, 5 November 2009
- "Decyzja nadzorcza uprawnia do dochodzenia roszczenia," (opinion), Gazeta Prawna No. 140, Tygodnik Prawa Gospodarczego, 21 July 2009
- "VAT ogranicza restrukturyzacji placówek służby zdrowia – raport GP i Kancelarii Miller Canfield," (Co-author Katarzyna Ryszard), Gazeta Prawna No. 127, 2 July 2009
- "Poland," (Co-author Richard A. Walawender), The International Lawyer, Business Regulations Section, Volume 43, No. 2, Summer 2009
- "Europe," (Co-author Richard A. Walawender), The International Lawyer, American Bar Association, Volume 4, Number 2, Summer 2009
- "Partnerzy prywatni mogą usprawnić działalność publicznych szpitali," (Co-author Maja Biłkowska), Gazeta Prawna No. 72, supplement Biznes i Zdrowie, 14 April 2009
- "Trwały zarządek nieruchomości publicznych," Samorząd Terytorialny No. 3/2009, March 2009
- "Renta planistyczna od warunków zabudowy," Parkiet, March 2008
- "Lawyers hold forth," (Co-author Konrad Marciniuk), Warsaw Business Journal, February 16-22, 2004
- "Skarga kasacyjna do Naczelnego Sadu Administracyjnego," Gazeta Prawna nr 133 (1242) 9-11 lipca 2004, dodatek Prawo i Życie
- "Handel w niedziele," Wspólnota, nr 19, 18 września 2004 r.
- "Property restitution in Poland. Where are we?," Central & Eastern European Retail Guide 2004
- "Miasta bez planów," (Co-author Konrad Marciniuk), Eurobuild Poland, March 2003 (wersja polska i angielska)
- "Finansowanie infrastruktury miejskiej," Ekopartner, nr 4 (138) 2003
- "Grunty rolne w procesie inwestycyjnym," Nieruchomości C. H. Beck, nr 1, January 2003 r.
- "Państwo prawa," Gentleman, nr 11 (62), November 2002 r.
- "Renta planistyczna. Zmiana planu zagospodarowania a wartość nieruchomości," Gazeta Prawna, nr 34 (639), 18 lutego 2002 r.
- "Obciążenia finansowe nieruchomości," (Co-author Wojciech Langowski), Poradnik Gazety Prawnej, nr 42 (276) rok VIII, 15-21.10.2002 r.

Andrzej Chełchowski, Ph.D.

"Obowiązki i ograniczenia użytkownika. Użytkowanie wieczyste nieruchomości (1)," Co-author Wojciech Langowski, Gazeta Prawna, nr 98 (703) 22.05.2002 r.

"Zagospodarowanie przestrzenne. Najważniejsze zmiany wprowadzone w 2001 r.," Gazeta Prawna, nr 169 (598), 17.12.2001 r.

"Gminy zadecydują. Nowe zasady lokalizacji centrów handlowych," Eurobuild Poland, nr 11 (43), November 2001 r.

Articles

New Requirements for Foreigners Filing Company Financial Statements in Poland

REITS May Soon be Coming to Poland