UČNI NAČRT PREDMETA / COURSE SYLLABUS

Predmet:	**Evidentiranje in upravljanje nepremičnin**
Course title:	**Real estate recording and management**

Študijski program in stopnja **Study programme and level**	**Študijska smer** **Study field**	**Letnik** **Academic year**	**Semester** **Semester**
Pravo in management nepremičnin 3. stopnje		2	1
Law and Management of Real Estate 3rd Degree		2	1

Vrsta predmeta / Course type:	izbirni/elective
Koda predmeta /Course code:	

Predavanja **Lectures**	**Seminar** **Seminar**	**Vaje** **Tutorial**	**Druge oblike študija** **Other type study**	**Samost. delo** **Individual work**	**ECTS**
20	0	0	0	230	10

Nosilec predmeta / Lecturer:		prof. dr. Boštjan Kerbler / Prof. Boštjan Kerbler, PhD
Jeziki/Languages:	Predavanja / Lectures:	slovenski jezik/Slovenian
	Seminar / Seminar:	slovenski jezik/Slovenian

Pogoji za vključitev v delo oz. za opravljanje študijskih obveznosti:	**Prerequisites:**
Zahteva se vsaj 80 % prisotnost na predavanjih in vajah.	At least 80% attendance at lectures and tutorials is required.

Vsebina:	**Content (Syllabus outline):**
Evidentiranje in upravljanje nepremičnin ter poznavanje zakonitosti prostora so temeljni elementi, na katerih gradijo razvoj uspešne ekonomije razvitih držav. Kataster nepremičnin je temeljna evidenca podatkov Republike Slovenije o nepremičnih. Združuje podatke zemljiškega katastra, katastra stavb in registra nepremičnin. Poleg te nepremičninske evidence so podatki o fizičnih lastnostih nepremičnin v Republiki Sloveniji zbrani še v evidenci državne meje, registru prostorskih enot, registru naslovov in zbirnem katastru gospodarske javne infrastrukture. Vpisu in javni objavi podatkov o pravicah na nepremičninah in pravnih dejstvih v zvezi z nepremičninami je namenjena zemljiška knjiga. Namensko in sistematično spremljanje, evidentiranje in upravljanje podatkov o nepremičninah pomeni združevanje in povezovanje lokacijskih in tehničnih podatkov o nepremičninah ter podatkov o pravicah na nepremičninah in pravnih dejstvih v zvezi z nepremičninami. Podatki in informacije, ki so zabeleženi v nepremičninskih evidencah, imajo izjemno pomembno vlogo v vseh družbenih in poslovnih okoljih ter predstavljajo enega temeljnih načel za nemoteno delovanje države in družbe. Poznavanje vsebin evidentiranja in upravljanja nepremičnin je zato za študente prava in	Real estate recording and management of along with an understanding of spatial legality, are fundamental elements upon which the development of a successful economy in developed countries is built. The real estate cadastre is the fundamental record of data of the Republic of Slovenia regarding properties. It combines data from the land cadastre, building cadastre, and real estate register. In addition to this real estate record, data on the physical properties of real estate in the Republic of Slovenia are also collected in the state border register, the register of spatial units, the register of addresses and the collective cadastre of economic public infrastructure. On the other hand the land register is a public record designed for the recording and public disclosure of information regarding property rights and legal matters associated with real estate. The purposeful and systematic monitoring, recording, and management of real estate data entail the merging and interlinking of locational and technical information concerning real estate, as well as data concerning property rights and legal facts related to real estate. Data and information recorded in real

managementa nepremičnin nujno, izbira tega izbirnega predmeta pa zato zelo priporočljiva. Predmet »Evidentiranje in upravljanje nepremičnin« na doktorski ravni študija poglobljeno, kritično in primerjalno obravnava vsebine, ki se nanašajo na evidentiranje in upravljanje nepremičnin, registre, katastre, informacijske sisteme, podatkovne baze, pravne, institucionalne in organizacijske okvire v zvezi z evidentiranjem in upravljanjem nepremičnin ter s tem povezane razvojne trende.	estate records play an extremely important role in all social and business environments and represent one of the fundamental principles for the smooth functioning of the state and society. Knowledge of real estate recording and management is therefore essential for students of law and real estate management, and the choice of this elective course is therefore highly recommended. The course "Real estate recording and management" at the doctoral level of study deals with an in-depth, critical and comparative treatment contents area related to real estate recording and management, registers, cadastres, information systems, databases, legal, institutional and organizational frameworks related to the real estate recording and management as well as related development trends.

Temeljna literatura in viri / Readings:

1. Normativne podlage (Stvarnopravni zakonik, Zakona o katastru nepremičnin, Zakon o množičnem vrednotenju nepremičnin, Zakon o urejanju prostora, Zakon o arhitekturni in inženirski dejavnosti, Zakon o zemljiški knjigi, Stanovanjski zakon in ostalo).
2. Geodetska uprava Republike Slovenije, Portal prostor: https://www.e-prostor.gov.si/
3. Sodstvo republike Slovenije, Elektronska zemljiška knjiga: http://www.sodisce.si/javne_knjige/zemljiska_knjiga/
4. Ferlan, M. (2005): Geodetske evidence. Ljubljana, Fakulteta za geodezijo.
5. Larsson, G. (1991): Land Registration and Cadastral Systems: Tools of Land Information and Management. New York, Longman Scientific and Technical.
6. Tratnik, M. , Vrenčur, R. (2008): Zemljiškoknjižno pravo v teoriji in praksi. Maribor, Inštitut za nepremičninsko pravo.
7. Turk, B. (2015): Nepremičninsko pravo. Ljubljana, Inštitut za civilno in gospodarsko pravo.
8. Dale, P. F., McLaughlin, J. D. (1999): Land Administration. Oxford, Oxford University Press.
9. United Nations (2020): Framework for effective land administration. A reference for developing, reforming, renewing, strengthening, modernizing, and monitoring land administration. New York.
10. Williamson, I., Enemark, S., Wallace, J., Rajabifard, A. (2010): Land administration for sustainable development. Redlands, Esri Press Academic.

Cilji in kompetence:	**Objectives and competences:**
Študentje bodo razvili **splošne kompetence**: • sposobnost prilagodljive uporabe znanja v praksi in povezovanja znanja z različnih področij; • sposobnost kritičnega povezovanja pravne teorije s pravno prakso na nepremičninskem področju; • sposobnost samostojnega študijskega in raziskovalnega dela na področju evidentiranja in upravljanje nepremičnin ob mentorstvu; • organizacijske spretnosti za organiziranje aktivnega in samostojnega dela; • samostojna komunikacija s strokovnjaki iz različnih nepremičninskih področij ter z različnimi interesnimi skupinami;	Students will develop the following **general competences**: • Ability to flexibly apply knowledge in practice and to connect knowledge from different fields; • Ability to critically connect legal theory with legal practice in the real estate field; • Ability to conduct independent study and research work in the field of real estate recording and management with the assistance of tutors. • Organizational skills for arranging active and independent work;

• uporaba ustreznih metod raziskovanja na interdisciplinarnih področjih, njihovih postopkov, analize in sinteze; • razvoj sposobnosti vodenja pri reševanju konkretnih primerov s področja evidentiranja in upravljanja nepremičnin.	• Independent communication with experts from various fields of real estate and different interest groups; • Use of appropriate research methods in interdisciplinary areas, including procedures, analysis, and synthesis; • Development of leadership skills for resolving specific cases related to real estate recording and management.
Študentje bodo razvili **predmetno-specifične kompetence**: • poglobljeno razumevanje pomembnosti evidentiranja in upravljanja nepremičnin; • poglobljeno poznavanje in razumevanje evidentiranja in upravljanja nepremičnin, zakonodaje na tem področju in različnih evidenc ter baz podatkov, ki se uporabljajo na področju in evidentiranja in upravljanja nepremičnin; • sposobnost kritične analize, sinteze in strokovne razprave na področju evidentiranja in upravljanja nepremičnin ter kritična refleksija pravnih aktov na tem področju; • sposobnost samostojnega in avtonomnega študijskega dela na področju evidentiranja in upravljanja nepremičnin.	Students will develop the following **course-specific competences:** • In-depth understanding of the importance of real estate recording and management; • In-depth knowledge and understanding of real estate recording and management, legislation in this area, and the variety of records and databases emerging in the field of real estate recording and management; • Ability for critical analysis, synthesis, and thoughtful discussions in the realm of real estate recording and management as well as and critical reflection of legal acts in this area; • Ability to do independent and autonomous study work in the field of real estate recording and management.

Predvideni študijski rezultati: **Znanje in razumevanje:**	**Intended learning outcomes:** **Knowledge and understanding:**
Študent: • razume načela evidentiranja in upravljanja nepremičnin in jih kritično analizira; • natančno pozna različne nepremičninske evidence; • pozna in razume postopke in procese evidentiranja in upravljanja nepremičnin; • razvije sposobnosti aktivne spremljave in razumevanja problematike vodenja nepremičninskih evidenc, evidentiranja nepremičnin in upravljanja nepremičnin ter spremljajočih postopkov; • razvije sposobnost samostojnega kritičnega snovanja raziskovalnih tematik s področja evidentiranja in upravljanja nepremičnin; • pridobi sposobnosti za kritično prepoznavanje problemov in rešitev v okviru evidentiranja in upravljanja nepremičnin; • razvije sposobnost za samostojno izvajanje raziskave in za diseminacijo rezultatov raziskave v obliki prispevkov na konferencah, objave člankov v revijah in javnih predstavitvah.	**Students will:** • Understands principles of real estate recording and management and critically analyzes them; • Knows precisely various real estate records; • Knows and comprehends the procedures and processes involved in real estate recording and management; • Develops skills for actively monitoring and understanding the issues related to maintaining real estate records, real estate recording, real estate management, and the accompanying procedures. • Develops the ability to independently and critically design research topics in the field of real estate recording and management; • Acquires skills for the critical identification of problems and solutions in the context of real estate registration and management; • Develops the ability to conduct research independently and to disseminate research results in the form of contributions at conferences, publication of articles in journals, and public presentations.

Metode poučevanja in učenja:	**Learning and teaching methods:**
Oblike dela: ☒ Frontalna oblika poučevanja ☒ Delo v manjših skupinah oz. individualno	**Types of learning/teaching:** ☒ Frontal teaching ☒ Work in smaller groups or individual work

☒ Samostojno delo študentov ☒ študij s pomočjo IKT tehnologije ☐ drugo (vpišite) _____ **Metode (načini) dela:** ☒ Razlaga ☒ Razgovor/ diskusija/debata ☒ Delo z besedilom ☒ Proučevanje primerov raziskav ☒ Igra vlog ☒ Druge vrste nastopov študentov ☒ Reševanje nalog/vaje ☒ Študijski obiski podjetij ipd.) ☒ Vključevanje gostov iz prakse ☒ Udeležba na okrogli mizi, na konferenci	☒ Independent students work ☒ studies using ICT technology ☐ other _____ **Teaching methods:** ☒ Explanation ☒ Conversation/discussion/debate ☒ Work with texts ☒ Research case studies ☒ Role-play ☒ Different presentation ☒ Solving exercises/study exercises ☒ Field work (e.g. company visits) ☒ Inviting guests from companies ☒ Attending round table and conference

Načini ocenjevanja: **Način (pisni izpit, ustno izpraševanje, naloge, projekt)**	**Teža (v %) / Weight (in %)**	**Assessment:** **Type (examination, oral, coursework, project)**
Sprotno ustno (aktivno sodelovanje pri kontaktnih urah in pri raziskavah)		Oral verification and assessment of knowledge
Sprotno pisno preverjanje znanja (krajši pisni izdelki)		Written verification and assessment of knowledge (short written casework)
Daljši pisni izdelki (seminarska naloga, projektna naloga, raziskovalna poročila)	**100**	Longer written casework
Javni nastop in predstavitev lastnega raziskovalnega dela		Public presentation of one's research
Končni ustni izpit		Final examination (oral)
Končni pisni izpit		Final examination (written)
Drugo (vpišite)		Other:

Reference nosilca / Lecture's references:

Dr. Boštjan Kerbler je diplomiral in doktoriral je s področje geografije. Za svoje poglobljeno raziskovalno delo je že v času študija prejel dve Prešernovi nagradi. Njegovo specialistično področje dela so študije s področja stanovanjskih nepremičnin. Kot znanstveni svetnik je zaposlen na Urbanističnem inštitutu Republike Slovenije, kot izredni profesor pa je habilitiran za področje prava in managementa nepremičnin ter predava na Evropski pravni fakulteti.

Boštjan Kerbler, PhD graduated and earned his doctorate in the field of geography. He received two Prešeren Awards for his in-depth research work even during his studies. His specialized area of work is focused on studies related to housing real estate. As a research counsellor, he is employed at the Urban Planning Institute of the Republic of Slovenia, and as an associate professor, he is qualified in the field of real estate law and management, lecturing at the European Faculty of Law.