UČNI NAČRT PREDMETA / COURSE SYLLABUS

Predmet:	**Evidentiranje nepremičnin**
Course title:	**Real estate recording**

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

Vrsta predmeta / Course type:	Obvezni/Compulsory
Koda predmeta /Course code:	

Predavanja **Lectures**	**Seminar** **Seminar**	**Vaje** **Tutorial**	**Druge oblike študija** **Other type study**	**Samost. delo** **Individual work**	**ECTS**
30	0	25	0	70	5

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:

Zahteva se vsaj 80 % prisotnost na predavanjih in vajah.

Prerequisites:

At least 80% attendance at lectures and tutorials is required.

Vsebina:

Evidentiranje nepremičnin in 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. Namensko in sistematično spremljanje in evidentiranje 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.

Predmet »Evidentiranje nepremičnin« na dodiplomski ravni študija obravnava osnovne vsebine, ki se nanašajo na evidentiranje nepremičnin, registre, katastre, informacijske sisteme, podatkovne baze ter

Content (Syllabus outline):

Real estate recording 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. Purposeful and systematic monitoring and recording of real estate data involve the merging and linking of locational and technical information about real estate, as well as data concerning property rights and legal facts related to real estate. Data and information recorded in real 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.

The course “Real estate recording” at the undergraduate level of study deals with the basic contents related to real estate recording, registers, cadastres, information systems, databases, as well as

pravne, institucionalne in organizacijske okvire v zvezi z evidentiranjem nepremičnin.	legal, institutional and organizational frameworks related to the real estate recording.

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 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.

Cilji in kompetence:	**Objectives and competences:**
Študentje bodo razvili splošne kompetence: • sposobnost prilagodljive uporabe znanja v praksi; • sposobnost samostojnega študijskega in raziskovalnega dela ob mentorstvu; • organizacijske spretnosti za organiziranje aktivnega in samostojnega dela; • komunikacija s strokovnjaki iz različnih nepremičninskih področij ter z različnimi interesnimi skupinami; • uporaba ustreznih metod raziskovanja na interdisciplinarnih področjih, njihovih postopkov, analize in sinteze; • razvoj sposobnosti vodenja pri reševanju konkretnih primerov s področja evidentiranja nepremičnin.	**Students will develop the following general competences:** • Ability to flexibly apply knowledge in practice; • Ability to conduct independent study and research work with the assistance of tutors. • Organizational skills for arranging active and independent work; • 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.
Študentje bodo razvili predmetno-specifične kompetence: • razumevanje pomembnosti evidentiranja nepremičnin; • poznavanje in razumevanje osnov evidentiranja nepremičnin, zakonodaje na tem področju in različnih evidenc ter baz podatkov, ki se uporabljajo na področju evidentiranja nepremičnin; • sposobnost kritične analize, sinteze in strokovne razprave na področju evidentiranja nepremičnin; • sposobnost samostojnega in avtonomnega študijskega dela na področju evidentiranja nepremičnin.	**Students will develop the following course-specific competences:** • Understanding the importance of real estate recording; • Knowledge and understanding of real estate recording, legislation in this area, and the variety of records and databases emerging in the field of real estate recording; • Ability for critical analysis, synthesis, and thoughtful discussions in the realm of real estate recording; • Ability to do independent and autonomous study work in the field of real estate recording.

Predvideni študijski rezultati:
Znanje in razumevanje:

Intended learning outcomes:
Knowledge and understanding:

Študent: • razume temeljna načela evidentiranja nepremičnin; • pozna različne nepremičninske evidence; • pozna in razume postopke in procese evidentiranja nepremičnin;	**Students:** • Understands the basic principles of real estate recording; • Knows various real estate records; • Knows and comprehends the procedures and processes involved in real estate recording;

• razvije sposobnosti aktivne spremljave in razumevanja problematike vodenja nepremičninskih evidenc in evidentiranja nepremičnin ter spremljajočih postopkov.	• Develops skills for actively monitoring and understanding the issues related to maintaining real estate records, recording real estate, and the accompanying procedures.

Metode poučevanja in učenja:	**Learning and teaching methods:**
Oblike dela: ☒ Frontalna oblika poučevanja ☒ Delo v manjših skupinah oz. individualno ☒ 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	**Types of learning/teaching:** ☒ Frontal teaching ☒ Work in smaller groups or individual work ☒ 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)		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	**100**	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 scientific 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.