

UČNI NAČRT PREDMETA / COURSE SYLLABUS

Predmet:	Evidentiranje in upravljanje nepremičnin z osnovami prava zemljiške knjige
Course title:	Recording and Management of Real Estate with the Basics of the Land Register Law

Študijski program in stopnja Study programme and level	Študijska smer Study field	Letnik Academic year	Semester Semester
<i>Pravo in management nepremičnin, 3. stopnja</i>	<i>Ni študijskih smeri</i>	1	2
<i>Law and Management of Real Estate, 3rd level</i>	<i>No study fields</i>	1	2

Vrsta predmeta / Course type obvezni/mandatory

Univerzitetna koda predmeta / University course code:

Predavanja Lectures	Seminar Seminar	Sem. vaje Tutorial	Lab. vaje Laboratory work	Teren. vaje Field work	Samost. delo Individ. work	ECTS
40	0	0	0	0	230	9

Nosilec predmeta / Lecturer: doc. dr. Božena Lipej / Božena Lipej, Ph. D., Ass. Prof.

Jeziki / Languages:	Predavanja / Lectures:	Slovenski jezik/Slovenian
	Vaje / Tutorial:	

Pogoji za vključitev v delo oz. za opravljanje študijskih obveznosti:

Pogoj za vključitev v delo je vpis v 1. letnik.

Prerequisites:

The condition for inclusion is enrollment in the 1st year.

Vsebina: _____ **Content (Syllabus outline):** _____

Upravljanje nepremičnin, gospodarjenje z njimi ter poznavanje zakonitosti prostora so temeljni elementi, na katerih gradijo razvoj uspešne ekonomije razvitih držav. Zemljiška knjiga, zemljiški kataster in kataster stavb so v Sloveniji temeljne, de iure evidence o nepremičninah. Predvsem za potrebe množičnega vrednotenja nepremičnin in predvidene enotne ter bolj pravične obdavčitve nepremičnin je bil vzpostavljen register nepremičnin, ki izkazuje pretežno dejansko stanje nepremičnin. 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. Katastri in zemljiške knjige zagotavljajo okvire za trajnostni razvoj in podpirajo dobro upravljanje.

Predmet Evidentiranje nepremičnin z osnovami prava zemljiške knjige na doktorski ravni študija obravnava naslednja osnovna področja vsebin in raziskovalnih vprašanj, ki se nanašajo na:

Upravljanje nepremičnin (pravni okvir, razvojne politike, strategije)

Zemljiška politika, upravljanje nepremičnin in trajnostni razvoj

Vloga javnega in zasebnega sektorja pri upravljanju nepremičnin

Trg nepremičnin

Množično vrednotenje nepremičnin

Obdavčitev nepremičnin

Prostorsko usposobljena in usmerjena družba

Prostorska podatkovna infrastruktura in integrirani geoprostorski informacijski okvir

Geoprostorsko upravljanje informacij na državni, regionalni in lokalni ravni

Zemljiški informacijski sistem in podatkovne baze

Zemljiški kataster, kataster stavb, register nepremičnin, kataster gospodarske javne infrastrukture – namen, vodenje, vzdrževanje, uporaba

Kataster nepremičnin – zasnova nove ureditve

Real estate management and knowledge of spatial data infrastructure are the basic elements on which they build prosperous economies of developed countries. In Slovenia, land register, land cadastre and building cadastre are fundamental, de iure records of real estate. A separate register of real estate was set-up, mainly because of the needs of real estate mass valuation and foreseen unified and more fair taxation of real estate, demonstrating in particular, the actual situation. Deliberately and systematically monitoring and recording of real estate data means integrating and linking locational and technical real estate data and data on rights to real estate and legal facts relating to real estate. Cadastre and land register provide a framework for sustainable development and promote good governance.

The course on Recording and Management of Real Estate with Basics of Land Register Law at the doctor level addresses the following basic areas of content and research issues related to:

Real estate management (legal framework, development policies, strategies)

Land policy, real estate management and sustainable development

The role of the public and private sectors in real estate management

Real estate market

Mass valuation of real estate

Taxation of real estate

Spatially enabled society

Spatial data infrastructure and Integrated geospatial information framework

Geospatial information management at national, regional and local levels

Land information system and databases

Land cadastre, Building cadastre, Register of real estate, Public infrastructure cadastre –

purpose, management, maintenance, use

Real estate cadastre – design of a new arrangement

eSpatial – ePlan, eBuilding, Spatial information system, real estate recording

Land register – management and maintenance

Electronic land register

<p>eProstor – ePlan, eGraditev, prostoski informacijski sistem, evidentiranje nepremičnin Zemljiška knjiga – vodenje, vzdrževanje Elektronska zemljiška knjiga Zemljiškknjižni postopki (splošni, posebni) Vknjižba in vpis etažne lastnine v zemljiško knjigo Registracija listin in registracija pravnega naslova Pregled evidentiranja nepremičnin v drugih državah s posebnostmi Evropske in svetovne prostorske in nepremičninske smernice, sistemi, strategije, evropske direktive Strateški razvoj in gonilniki sprememb</p>	<p>Land registration processes (general, special) Registration and entry of condominiums into the land register Registration of documents and registration of legal title Review of real estate recording in European countries with specifics European and worldwide spatial and real estate guidelines, systems, strategies, European directives Strategic pathways and Drivers for change</p>
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Temeljna literatura in viri / Basic literature and sources:

1. Normativne podlage (Stvarnopravni zakonik, Zakon o evidentiranju nepremičnin, Zakon o množičnem vrednotenju nepremičnin, Zakon o arhitekturni in inženirski dejavnosti, Zakon o geodetski dejavnosti, Zakon o infrastrukturi za prostorske informacije, Zakon o zemljiški knjigi, Zakon o vzpostavitvi etažne lastnine na določenih stavbah in o ugotavljanju pripadajočega zemljišča, Zakon o urejanju prostora, Zakon o prostorskem načrtovanju, Zakon o graditvi objektov, Stanovanjski zakon, Zakon o nepremičninskem posredovanju in ostalo).
2. UN-GGIM, Integrated Geospatial Information Framework, A Strategic Guide to Develop and Strengthen National Geospatial Information management, New York, 2018.
3. Best Practices 3D Cadastres, Editor: Peter van Oosterom, International Federation of Surveyors (FIG), FIG Publication FIG3D-cad, Copenhagen, Denmark, 2018, https://www.fig.net/resources/publications/figpub/FIG_3DCad/FIG_3DCad-final.pdf
4. Doing Business, The World Bank Group, <http://www.doingbusiness.org/>
5. Božena Lipej, Benchmarking sistemov za upravljanje nepremičnin. Geodetski vestnik, Vol. 59, št. 2, 2015, str. 262-274.
6. Eva-Maria Unger, Rohan Bennett, Fit-For-Purpose Land Administration for All, Kadaster, 2020
7. Fit-For-Purpose Land Administration, International Federation of Surveyors (FIG), The World Bank. FIG Publication no. 60, 2014, <https://www.fig.net/resources/publications/figpub/pub60/Figpub60.pdf>
8. Cadastre 2014 and Beyond, International Federation of Surveyors (FIG), FIG Publication no. 61, 2014, <http://fig.net/pub/figpub/pub61/figpub61.htm>
9. Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security. Rim: Food and Agriculture Organization of the United Nations (FAO), Rim, 2012, <http://www.fao.org/nr/tenure/voluntary-guidelines/en/>
10. Ian Williamson et al., Land Administration for Sustainable Development, ESRI Press Academic, Redlands, California, 2010.
11. Land Governance in Support of The Millennium Development Goals, International

- Federation of Surveyors (FIG), The World Bank, FIG Publication no. 45, 2009, <http://www.fig.net/resources/publications/figpub/pub45/figpub45.pdf>
12. Abbas Rajabifard, Towards a Spatially Enabled Society. Melbourne: The University of Melbourne, 2007.
 13. Land administration in the ECE Region, developments, trends and main principles, UN-ECE, 2005, <http://www.unece.org/env/documents/2005/wpla/ECE-HBP-140-e.pdf>.
 14. Miha Juhart, Matjaž Tratnik, Renato Vrenčur, Andrej Berden, Tomaž Keresteš, Vesna Rijavec, Ana Vlahek, Stvarnopravni zakonik s komentarjem, znanstvena monografija, GV založba, 2004.
 15. Klaus W. Deininger, Land policies for growth and poverty reduction, Oxford University Press, cop. 2003.
 16. Prostor, Prostorski portal, Geodetska uprava Republike Slovenije, <http://www.e-prostor.gov.si/si>
 17. Portal e-sodstvo (Elektronska zemljiška knjiga), http://www.sodisce.si/javne_knjige/zemljiska_knjiga/
 18. Portal množičnega vrednotenja nepremičnin, Geodetska uprava Republike Slovenije, <https://www.mvn.e-prostor.gov.si/>
 19. Portal Prostorski informacijski system, Ministrstvo za okolje in proctor, <http://www.pis.gov.si/>
 20. Zemljiške knjige – Evropski portal e-pravosodje – Portal European Justice
 21. https://e-justice.europa.eu/content_land_registers-107-sl.do
 22. EuroGeographics, <http://www.eurogeographics.org>
 23. United Nations Economic Commission for Europe, Working Party on Land Administration,
 24. <http://www.unece.org/hlm/wpla/welcome.htm>
 25. UN-GGIM, United Nations Initiative on Global Geospatial Information Management, <http://ggim.un.org/>
 26. Infrastructure for spatial information in the European Community (INSPIRE-theme page) <http://www.ec-gis.org/inspire/>

Cilji in kompetence:

Študenti/ke bodo pridobili naslednje predmetno specifične kompetence:

- razumevanje pomembnosti evidentiranja in upravljanja nepremičnin, ter osnov prava zemljiške knjige,
- poglobljeno poznavanje in razumevanje osnov evidentiranja in upravljanja nepremičnin, zakonodaje na tem področju in različnih evidenc ter baz podatkov, ki se uporabljajo na področju urejanja prostora in evidentiranja nepremičnin,
- poglobljeno poznavanje in razumevanje zakonitosti delovanja trga nepremičnin, vzpostavljanja prostorske podatkovne

Objectives and competences:

Students will gain the following subject specific competences:

- Understanding of importance of real estate registration and management, and basics of the land register law,
- In-depth knowledge and understanding of real estate recording and management, the legislation in this area and a variety of records and databases that are emerging in the field of management of space and real estate recording,
- In-depth knowledge and understanding with the rules and functioning of the real estate market, establishment of spatial data infrastructure, land policy, real

infrastrukture, z zemljiško politiko, z nepremičninskimi iniciativami na regionalni in globalni ravni ter z naprednimi evropskimi nepremičninskimi rešitvami,

- poznavanja geografskih, zemljiških informacijskih sistemov,
- poznavanje direktiv in ostale zakonodajne ureditve na tem področju,
- sposobnost kritične analize, sinteze in strokovne razprave na področju evidentiranja nepremičnin,
- razvoj sposobnosti kritično analizirati pravne vire in pravna besedila,
- sposobnost ustreznega navajanja domačih in mednarodnih virov, domače in mednarodne literature in elektronskih virov,
- sposobnost samostojnega in avtonomnega študijskega dela,
- sposobnost prilagodljive uporabe znanja v praksi.

Študenti/ke bodo pridobili naslednje splošne kompetence:

- sposobnost prilagodljive uporabe znanja v praksi,
- sposobnost samostojnega študijskega in raziskovalnega dela ob mentorstvu,
- sposobnost razumevanja sosledja pravnih aktov,
- sposobnost povezovanja pravne teorije s pravno prakso na nepremičninskem področju,
- 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 in upravljanja

- estate initiatives on regional and global levels, as well as some advanced European real estate solutions,
- knowledge of geographical and land information systems,
 - Knowledge of directives and other relevant legislation in this area,
 - Ability of critical analysis, synthesis, and critical discussions in the field of real estate recording,
 - Developed ability to critically analyse legal sources and legal texts,
 - Ability to properly cite domestic and international sources, domestic and international literature and electronic sources,
 - Ability to study independently and autonomously,
 - Ability of flexible usage of knowledge in practice.

Students will gain the following general competences:

- Ability of flexible usage of knowledge in practice,
- Ability of independent study and research work assisted by tutors,
- Ability to understand the sequence of acts,
- Ability to link legal theory with legal practice in this area,
- Organizational skills to organize active and independent work,
- Communication with experts from various fields of real estate and with different interest groups,
- Use of appropriate methods of research on interdisciplinary areas, their procedures, analysis and synthesis,
- Developed leadership skills in resolving specific cases on real estate recording and management,
- Ability of group work and willingness to work together to solve specific cases in

- nepremičnin,
- sposobnost skupinskega dela in pripravljenosti za sodelovanja pri reševanju konkretnih primerov na področju nepremičnin.

the field of real estate.

Predvideni študijski rezultati:

Znanje in razumevanje:

Študent/ka:

- razume temeljna načela evidentiranja in upravljanja nepremičnin,
- pozna evropske sisteme evidentiranja in upravljanja nepremičnin,
- poglobljeno pozna zemljiško knjigo, zemljiški kataster, kataster stavb, register nepremičnin in druge nepremičninske ter prostorske evidence, njihovo soodvisnost, uporabnost in koristi povezanih, učinkovitih sistemov,
- poglobljeno pozna in razume postopke in procese evidentiranja in upravljanja nepremičnin,
- razvije sposobnosti aktivne spremljave in razumevanja problematike vodenja, evidentiranja in upravljanja nepremičnin ter z njimi povezanega razvoja prostorskih, infrastrukturnih, kmetijskih, okoljskih, socialnih in razvojnih politik.

Intended learning outcomes:

Knowledge and understanding:

Student/Student:

- Understands the basic principles of real estate recording and management,
- Knows European systems of real estate recording and management,
- Knows in-depth the land registry, land cadastre, building cadastre, real estate register and other real estate and spatial records, their interdependence, the usefulness and benefits of integrated, efficient systems,
- Knows in-depth and understands the procedures and processes of real estate recording and management,
- Develops the skills of active monitoring and understanding of real estate maintenance, recording and management issues and related spatial, infrastructure, agricultural, environmental, social and development policies.

Metode poučevanja in učenja:

Oblike dela:

- Frontalna oblika poučevanja
- Delo v manjših skupinah oz. v dvojicah
- Samostojno delo študentov
- e-učenje
- drugo (vpišite) _____

Metode (načini) dela:

- Razlaga
- Razgovor/ diskusija/debata

Learning and teaching methods:

Types of learning/teaching:

- Frontal** teaching
- Work in smaller groups or pair work
- Independent students work
- e-learning
- other _____

Teaching methods:

- Explanation
- Conversation/discussion/debate

<input checked="" type="checkbox"/> Delo z besedilom	<input checked="" type="checkbox"/> Work with texts
<input checked="" type="checkbox"/> Proučevanje primera	<input checked="" type="checkbox"/> Case studies
<input checked="" type="checkbox"/> Igra vlog	<input checked="" type="checkbox"/> Role-play
<input checked="" type="checkbox"/> Druge vrste nastopov študentov	<input checked="" type="checkbox"/> Different presentation
<input checked="" type="checkbox"/> Reševanje nalog	<input checked="" type="checkbox"/> Solving exercises
<input type="checkbox"/> Študijski obiski podjetij ipd.)	<input type="checkbox"/> Field work (e.g. company visits)
<input checked="" type="checkbox"/> Vključevanje gostov iz prakse	<input checked="" type="checkbox"/> Inviting guests from companies
<input checked="" type="checkbox"/> Udeležba na okrogli mizi, na konferenci	<input checked="" type="checkbox"/> Attending round table and conference

Delež (v %) /

Načini ocenjevanja:

Weight (in %)

Assessment:

Način (pisni izpit – seminarska naloga): ocenjuje se pisni izpit.	100%	Type (written examination – seminar work): written examination is requested.
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Reference nosilca / Lecturer's references:

Doc. dr. Božena Lipej je aktivna na akademskem, raziskovalnem in svetovalnem področju upravljanja nepremičnin in prostora, zemljiške politike ter upravljanja geoprostorskih informacij z izkušnjami v slovenskem ter mednarodnem okolju. V javnem in zasebnem sektorju je vodila institucije, nepremičninske, prostorske in geodetske projekte ter mednarodne nepremičninske organizacije (v EuroGeographicsu, »Cadastre and Land Registry Group« in v Ekonomski komisiji za Evropo Organizacije Združenih narodov »Working Party on Land Administration«). Zadnjih 10 let se ukvarja z mednarodnim svetovanjem za Svetovno banko s sedežem v Washingtonu D.C., ZDA.

Božena Lipej, Ph. D., Ass. Prof., is active in the academic, research and counselling field of work in management of real estate, land management, physical planning, and geospatial information management in both the Slovenian and international environments. In the public and private sectors, she has led institutions, real estate, spatial planning and geodetic projects and international real estate organizations (in EuroGeographics, the »Cadastre and Land Registry Group«, and in the Economic Commission for Europe of the United Nations, the »Working Party on Land Administration«). For the last 10 years she is being engaged in providing international consultancy for the World Bank, Washington D.C., USA.