

## Course guide

### 310024 - 310024 - Urban Management

**Last modified:** 06/06/2024

**Unit in charge:** Barcelona School of Building Construction  
**Teaching unit:** 732 - OE - Department of Management.

**Degree:** BACHELOR'S DEGREE IN ARCHITECTURAL TECHNOLOGY AND BUILDING CONSTRUCTION (Syllabus 2015).  
(Compulsory subject).

**Academic year:** 2024    **ECTS Credits:** 5.0    **Languages:** Catalan, Spanish

#### LECTURER

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**Coordinating lecturer:** ALEJANDRO LAFONT ROGEL

**Others:** Bort Terrats, M<sup>a</sup> Angels  
Lafont Rogel, Alejandro  
Larrubia Garcia, Yolanda  
Llinas Audet, Josep

#### DEGREE COMPETENCES TO WHICH THE SUBJECT CONTRIBUTES

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**Specific:**

1. FB-7 Ability to organise small companies and take part as a member of multidisciplinary teams in big companies.
2. FE-24 Ability for the development of market studies, valuations and appraisals, studies of real-state viability, valuation and experts report of risks and damages in construction.
3. FE-26 Knowledge of the framework of regulation of the management and the urban discipline.

**Transversal:**

4. SUSTAINABILITY AND SOCIAL COMMITMENT - Level 3. Taking social, economic and environmental factors into account in the application of solutions. Undertaking projects that tie in with human development and sustainability.

#### TEACHING METHODOLOGY

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- . Exposition method / Mater class: Oral exposition by the faculty of the subject contents.
- . Participative exposition class: There will be incorporated spaces for the participation and involvement of the students by means of short length activities at class.
- . Resolution of exercises and problems: The students will be demanded to develop the appropriate or right solutions by the application of procedures of transformation of the available information and the interpretation of the results.
- . Case study: Intensive and complete analysis of a real incident, problem or event with the purpose of understand it, interpret it, solve it, generate hypothesis, contrast data, reflect on it, complete its knowledge, diagnose it, and occasionally test its possible alternative solution methods.

#### LEARNING OBJECTIVES OF THE SUBJECT

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The subject tries to give to the student an academic training in the basic principles of the urban planning as a discipline of the land transformation, as well as the knowledge update according to the current regulations. The subject is divided in 3 blocks:

- A) Introduction principles about the urban planning.
- B) Urban planning systems.
- C) Urban Licenses and Urban Discipline.

## STUDY LOAD

Type	Hours	Percentage
Self study	75,0	60.00
Hours large group	25,0	20.00
Hours medium group	25,0	20.00

**Total learning time:** 125 h

## CONTENTS

### C1 INTRODUCTION ABOUT URBANISM

#### Description:

In this content the students work:

1. Urban planning. Historic evolution of the Urban Law. Competences of the State and the Autonomous Communities. The new model of Urban Development.
2. The Catalan legal framework in matters of Urban Planning: The Decret Legislatiu 1/2005, of July 26th, by which the Text Refòs de la Llei d'Urbanisme is approved. The new distribution of the Competències Urbanístiques. Llei de Sòl 8/2007 of May 28th of 2007.
3. The urban rules of the land properties: the land classification and urban legal categories. The rights and duties of the landlords. The cession of non-consolidated urban land.
4. The Urban Planning. Tipologies and contents. Development of the land regulations for the feasible building construction. The procedure of plans passing. The publication of the Urban Laws of the plans and the Disposició Transitòria Vuitena of the Text Refòs of 2005.

#### Related activities:

There will be done the activity 1, corresponding to the practices done at class, with a part of the directed activity.

**Full-or-part-time:** 38h 30m

Theory classes: 10h

Practical classes: 6h 30m

Guided activities: 2h

Self study : 20h

### C2 SYSTEMS OF URBANISTIC EXECUTION

#### Description:

In this content the students work:

5. The previous requirements for the planning execution. The area delimitations. The choice of the execution systems. The subdividing land and expropriation systems.
6. The Urban Management (I): Planning execution. The intervention systems: Land subdividing and Basic Compensation System. The subdividing land and Urban Planning projects.
7. The Urban Management (II): Planning execution. Compensation and Cooperation systems. Priority Urban Planning sectors.
8. The Urban Management (III): Expropriation Urban Intervention Systems. The expropriation procedures: the Llei d'Expropiació Forçosa and the whole valuation procedure. The control through the licensee.

#### Related activities:

There will be done the activity 1, corresponding to the practices done at class, with a part of the directed activity.

**Full-or-part-time:** 43h

Theory classes: 10h

Practical classes: 8h

Guided activities: 2h

Self study : 23h

### C3 URBANISTIC LICENCES

#### Description:

In this content the students work:

10. Intervention in the construction and use of the land and the subsoil: Urban Licenses and land divisions (I). Actions suppressed to license. Legal aspects. The scarcity of administrative resolutions; the meaning of silence procedure and its effects. The authorisations in matters of building restoration.
11. Intervention in the construction and use of the land and the subsoil: Urban Licenses and land divisions (II). The land division licenses. The first occupation licenses. The use of non-building land.
12. Protection of the Urban Legislation. Preservation duties. Execution orders and declaration of ruin.
14. Urban discipline: Infractions and sanctions. Urban Planning Inspection. The sanction procedure.

#### Related activities:

There will be done the activity 1, corresponding to the practices done at class, with a part of the directed activity.

**Full-or-part-time:** 43h 30m

Theory classes: 10h

Practical classes: 8h

Guided activities: 1h

Self study : 24h 30m

## ACTIVITIES

### PRACTICE (CONTENT 1, 2 AND 3)

#### Description:

Deliverables consisting on practices done during the course, which will start at class, individually, and will be delivered to the professor the scheduled day, so that in some cases the practice part could demand to consult data and legislation out of class.

#### Specific objectives:

At the end of the practice the students should be able to:

- . Understand the Urban Law applicable differentiating between the own Law derived from the Estatut de Catalunya and the Estatal.
- . Know the rights and duties which affect the property by virtue of the land classification.
- . Know the types of original and derived Urban Plannings which allow its development.
- . Know the administrative procedures derived from the Planning.
- . Know the different Execution Systems.

Land subdividing.

Expropriation.

Priority land division.

. Understand what is an Urban License objective, distinguish its differences, and which procedures are necessary for its processing.

. What can happen if the individuals or the Administration don't respect the procedures or the regulations.

. Understanding of the sanctions and infractions.

#### Material:

All the material (notes, books) which the students need is available in ATENEA.

#### Delivery:

Correction and verification by the faculty of the achievement of the specific knowledge by the students. It worths the 40% of the final mark.

**Full-or-part-time:** 42h 30m

Self study: 15h

Guided activities: 5h

Practical classes: 22h 30m

## PARTIAL EXAM

### Description:

Individual and in writing exam about all the contents of the subject.

### Specific objectives:

At the end of the practice the students should be able to:

- . Understand the Urban Law applicable differentiating between the own Law derived from the Estatut de Catalunya and the Estatal.

- . Know the rights and duties which affect the property by virtue of the land classification.

- . Know the types of original and derived Urban Plannings which allow its development.

- . Know the administrative procedures derived from the Planning.

- . Know the different Execution Systems.

Land subdividing.

Expropriation.

Priority land division.

- . Understand what is an Urban License objective, distinguish its differences, and which procedures are necessary for its processing.

- . What could happen if the individuals or the Administration don't respect the procedures or the regulations.

- . Understanding of the sanctions and infractions.

### Material:

Midterm exam wordings.

### Delivery:

The deliverable will be the resolution of the exam. It worths the 20% of the final mark of the subject.

### Full-or-part-time: 12h

Self study: 10h

Theory classes: 2h

## FINAL EXAM

### Description:

Individual and in writing exam about all the contents of the subject.

### Specific objectives:

At the end of the practice the students should be able to:

- . Understand the Urban Law applicable differentiating between the own Law derived from the Estatut de Catalunya and the Estatal.
- . Know the rights and duties which affect the property by virtue of the land classification.
- . Know the types of original and derived Urban Plannings which allow its development.
- . Know the administrative procedures derived from the Planning.
- . Know the different Execution Systems.
- Land subdividing.
- Expropriation.
- Priority land division.
- . Understand what is an Urban License objective, distinguish its differences, and which procedures are necessary for its processing.
- . What could happen if the individuals or the Administration don't respect the procedures or the regulations.
- . Understanding of the sanctions and infractions.

### Material:

Final exam wordings.

### Delivery:

The deliverable will be the resolution of the exam. It worths the 40% of the final mark of the subject.

### Full-or-part-time: 12h

Theory classes: 2h

Practical classes: 10h

## GRADING SYSTEM

The final mark is the addition of these partial marks:

Practices: 40% of the final mark.

Midterm exam: 20 % of the final mark.

Final exam: 40% of the final mark.

FINAL MARK: PRACT 1 (40%) + MIDTERM EXAM (20%) + FINAL EXAM (40%)

## EXAMINATION RULES.

All the continuous evaluation activities must be done.

The final exam will be done individually, in writing and without any material.

## BIBLIOGRAPHY

### Basic:

- Fernández, Tomás-Ramón. Manual de derecho urbanístico. 21a ed. Madrid: El Consultor de los Ayuntamientos y de los Juzgados, 2008.
- Estévez Goytre, Ricardo. Manual básico de derecho urbanístico. Granada: Comares, 2008. ISBN 9788498363500.
- García Gil, F.J. ; García Abancens, D. El Nuevo derecho del suelo : Ley 8/2007, de 28 de mayo, de suelo : comentarios a la nueva ley de suelo, ejemplos de valoraciones de los distintos tipos de suelo anexo normativo. Pamplona: DAPP, 2007. ISBN 9788496164727.
- Lliset i Borrell, Francisco. Comentaris a la Llei d'urbanisme de Catalunya : (reglament parcial de 4-11-2003 i disposicions urbanístiques autonòmiques vigents). Barcelona: Ed. Bayer Hnos, 2004. ISBN 8470283510.
- Trayer Jiménez, Joan Manuel. Derecho urbanístico de Cataluña. 4a. Barcelona: Atelier, 2013. ISBN 9788415690153.



## RESOURCES

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### Other resources:

Legislative Decree 1/2005 of 26 July approving the Consolidated Text of the Urbanism Law, Decree 305/2006, of July 18, approving the Regulation of the Law of Urbanism, Law 8/2007 Of May 28, 2007, Law 1/2007 of October 16 of urgent measures, Law 18/2007 of December of Housing Law and Technical Building Code, Building Management Law