310024 - Urban Management

Coordinating unit: 310 - EPSEB - Barcelona School of Building Construction
Teaching unit: 732 - OE - Department of Management
Academic year: 2017
Degree: BACHELOR'S DEGREE IN ARCHITECTURAL TECHNOLOGY AND BUILDING CONSTRUCTION (Syllabus 2015). (Teaching unit Compulsory) BACHELOR'S DEGREE IN BUILDING CONSTRUCTION SCIENCE AND TECHNOLOGY (Syllabus 2009). (Teaching unit Compulsory)
ECTS credits: 5 Teaching languages: Catalan, Spanish

Teaching staff
Coordinator: ALEJANDRO LAFONT ROGEL
Others: Bort Terrats, Mª Angels Lafont Rogel, Alejandro Larrubia Garcia, Yolanda Llinas Audet, Josep

Degree competences to which the subject contributes

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 expert¿s 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

- 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

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.

<table>
<thead>
<tr>
<th>Study load</th>
<th>Hours large group:</th>
<th>25h</th>
<th>20.00%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total learning time:</td>
<td>Hours medium group:</td>
<td>25h</td>
<td>20.00%</td>
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<tr>
<td></td>
<td>Hours small group:</td>
<td>0h</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>Guided activities:</td>
<td>0h</td>
<td>0.00%</td>
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<tr>
<td></td>
<td>Self study:</td>
<td>75h</td>
<td>60.00%</td>
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### C1 INTRODUCTION ABOUT URBANISM

**Learning time:** 38h 30m  
- Theory classes: 10h  
- Practical classes: 6h 30m  
- Guided activities: 2h  
- Self study: 20h

**Description:**  
In this content the students work:  
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.  

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

### C2 SYSTEMS OF URBANISTIC EXECUTION

**Learning time:** 43h  
- Theory classes: 10h  
- Practical classes: 8h  
- Guided activities: 2h  
- Self study: 23h

**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.  

**Related activities:**  
There will be done the activity 1, corresponding to the practices done at class, with a part of the directed activity.
## C3 URBANISTIC LICENCES

<table>
<thead>
<tr>
<th><strong>Description:</strong></th>
<th><strong>Learning time:</strong> 43h 30m</th>
</tr>
</thead>
<tbody>
<tr>
<td>In this content the students work:</td>
<td>Theory classes: 10h</td>
</tr>
<tr>
<td>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.</td>
<td>Practical classes: 8h</td>
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**Related activities:**
There will be done the activity 1, corresponding to the practices done at class, with a part of the directed activity.
# Planning of activities

## PRACTICE (CONTENT 1, 2 AND 3)

**Hours:** 42h 30m  
Practical classes: 22h 30m  
Guided activities: 5h  
Self study: 15h

**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.

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

**Descriptions of the assignments due and their relation to the assessment:**  
Correction and verification by the faculty of the achievement of the specific knowledge by the students. It worths the 40% of the final mark.

**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.

## PARTIAL EXAM

**Hours:** 12h  
Theory classes: 2h  
Self study: 10h

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

**Support materials:**  
Midterm exam wordings.

**Descriptions of the assignments due and their relation to the assessment:**  
The deliverable will be the resolution of the exam. It worths the 20% of the final mark 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.

### FINAL EXAM

<table>
<thead>
<tr>
<th>Description:</th>
<th>Hours: 12h</th>
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<tbody>
<tr>
<td>Individual and in writing exam about all the contents of the subject.</td>
<td>Theory classes: 2h</td>
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<tr>
<td></td>
<td>Practical classes: 10h</td>
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<tr>
<td>Support materials:</td>
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<tr>
<td>Final exam wordings.</td>
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</table>

### Descriptions of the assignments due and their relation to the assessment:
The deliverable will be the resolution of the exam. It worths the 40% of the final mark 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.
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%)

Regulations for carrying out activities

All the continuous evaluation activities must be done.
The final exam will be done individually, in writing and without any material.

Bibliography

Basic:

Others resources: