DEGREE CURRICULUM

EXPERTS AND ASSESSMENTS

Coordination: PUEYO SISO, LLUIS

Academic year 2016-17

EXPERTS AND ASSESSMENTS 2016-17

Subject's general information

Subject name	EXPERTS AND ASSESSMENTS
Code	101426
Semester	1st Q(SEMESTER) CONTINUED EVALUATION
Typology	

Degree	Course	Typology	Modality
Bachelor's Degree in Architectural Technology	3	COMPULSORY	Attendance-based
Bachelor's Degree in Building Engineering	3	COMPULSORY	Attendance-based

ECTS credits	6
Groups	1GG
Theoretical credits	0
Practical credits	0
Coordination	PUEYO SISO, LLUIS
Department	ENGINYERIA AGROFORESTAL
Important information on data processing	Consult this link for more information.

EXPERTS AND ASSESSMENTS 2016-17

Teaching staff	E-mail addresses	Credits taught by teacher	Office and hour of attention
LABERNIA BADIA, CARLES	clabernia@eagrof.udl.cat	3	
PUEYO SISO, LLUIS	lps@eagrof.udl.cat	3	

Subject's extra information

Knowledge of construction costs, constructive process, pathologies of buildings, basic knowledge of law and urban planning. Minimum level in the use of appropriate technical language, as well as oral and written.

The application of Regulation leads to a special attention of all the applicable regulations, and therefore to understand the legal terms of application.

In part of the subject is utilitzan economic concepts, such as updating of capital, interesos, in the different systems of assessment, it is recommended to "review" the concepts of loan, amortització, annuality, capitalització..., that will arise along the subject. That is to say, everything relating to the financial math.

The materialització of the subject is made concrete in the drafting of technical reports expert i to be carried out in the work of learning.

The course is taught at the 1r quatrimestre of 3r course of the degree. Belongs to the mòdul " specific training", specifically to the matèria " urban management i Economia applied".

Learning objectives

- Objectives:

1. Capacity for analysis and synthesis
2. Basic general knowledge of the profession (competition)
3. Oral and written communication in their own language
4. Ability to work in interdisciplinary team
5. Ability to communicate with people not experts
6. Ethical commitment
7. Research Skills
8. Ability to create new ideas (imagination)
9. Ability to apply the knowledge in practice
10. Ability to work independently
11. Continuous quality improvement, and ongoing formation

Competences

University of Lleida strategic competences

- Master Information and Communication Technologies.

Goal

Degree-specific competences

- Aptitude for the development of market studies, valuations and assessments, studies of real estate viability, economical specialist's report and assessment of risks and damage during the building.
- Ability to prepare and calculate basic, auxiliary, unitary and estimated prices of the work units; analyse and control the costs during the construction process; elaborate budgets.
- Knowledge of the regulation of management and town planning discipline.

Degree-transversal competences

- Ability to reunite and interpret relevant data, inside an area of study, to express reasons which include reflecting upon relevant subjects of a social, scientific or ethical nature.
- Ability to pan and organise the personal work.
- Ability to consider the socio-economical context as well as the criteria of sustainability in the solutions of engeneering.
- Ability to work in situations where information is lacking or you are under pressure.

Subject contents

Expert reports

1. Introduction and applicable legislation expert testimony.

Definition of different types of values and recitations to perform.

Expert testimony in civil, criminal, administrative disputes.

Law 1/2000 of civil prosecution.

2. Expert testimony in tax processes.

The expert contradictory. Expert reports awards. The different types of expertise

3. Expert testimony in administrative litigation proceedings.

Expropriations. Qualifications of the ground.

Urban Land Use and on planning figures.

4. Expert testimony in civil and criminal proceedings.

Injury or constructive pathologies. Security and damage sen buildings , ruin, boundaries.

Community of proprietors, injunctions. Accidents at work in the building.

Liquidation companies and accountability of managers.

5. The responsibility of the expert.

Optional fees of expertise. Decalogue of the expert

Real estate valuations

1. General aspects.

1.1. Definition and concept of the valuation immobiliaria.

1.2. Object and purpose.

1.3. Concepts and definitions.

1.4. General principles of real estate valuations.

1.5. Criteria of valuation.

1.5.1. Criterion of market value.

1.5.2. Criterion of cost of production.

1.5.3. Maximum legal criterion of value.

1.5.4. Criterion of value of appraisal.

1.5.5. Urban criterion of value.

1.5.6. Criterion of cadastral value.

1.6. Relation of valuation methods.

1.6.1. Methods based on comparative techniques

1.6.2. Methods based on analytical techniques.

1.7. The assessment process.

1.8. The taxador.

1.9. The practice of real estate valuations.

1.10. The report of real estate valuations.

2. Methods of valuation.

2.1. Method of cost: VRB and NRV

2.2. Method of assessment by comparison with the market.

2.3. Residual methods of valuation.

2.4. Update methods.

3. Practical cases.

Methodology

Practical sessions : knowledge practical

Discussions and personal opinions : interrelationship and criterion

Practices : practical knowledge

Monographic work : abstraction and research

Statement of Work : communication in public

Development plan

Surveys: The plan of development is structured in three blocks: theoretical Part of exhibition of matters: 20 hours It Divides practice: 20 hours It Divides practical exhibitions: 8 hours

Evaluation

During the four-month period there will be done two tests written according to the academic calendar, and an expert practice that will develop of continued form. Of the result of both written tests, there will be obtained the average that will suppose 60 % of the final note of course. The remaining one 40 % of the final note of course will be the resultant one of the expert practice.

Bibliography

Recommended bibliography

- Manual de Valoracions Immobiliàries. Ed. Ariel. Josep Roca Caldera.

- Elementos de Derecho. Editorial McGraw Hill. Vicente Del Valle

- Valoración Inmobiliaria Ed Vértice. FJ Ayala

- Valoración Inmobiliaria, Teoria yPráctica. Gonzalez Negreda et all

- Valoración Inmobiliaria Pericial.Ed Agrícola Española. Garcia Palacios, Alberto

- Tratado de Valoraciones Inmobiliarias. Jesús Moral & Ricardo Ferrer

- Manual de Gestión Inmobiliaria.Centro Europeo de Formación.

- Valoracions Immobiliàries. Centred'Estudis Adams

- Arquitectura Legal i Taxacions Immobiliàries. Editorial Roda

- Llei 1/2000 d'Enjudiciament Civil.

- *Llei* d´*Arrendaments Urbans* (LAU)

-*Llei* d´Urbanisme i text refós Decret1/2005

- Text Refòs de la Llei Sòl 2/2008

-Ordre ECO/805/2003, de27 de març, sobre normes de valoració de béns immobles i de determinats drets per a certes entitats financeres.

- EHA/3011/2007. - EHA/864/2008.

- Ley 35/2006 IRPF

- RD Ley 4/2000 medidas urgentes de liberalización en el sector inmobiliario.

Reference webs

www.euroval.com. Societat de taxacions

www.valmesa.com. Societat de taxacions

www.arquitasa.com Societat de taxacions

www.consumo.es. Administració

www.tododerecho.com. Portal jurídic

www.comprarcasa.com Red de agencias inmobiliarias

www.idealista.com. Portal inmobiliario

www.elperiodico.com. Prensa.

www.consumo.es. Administración

Other sources of consultation

Precios de Mercado. COAPI

Su vivienda. El diario “El mundo”

Oficina virtual del cadastre -> sede electrónica del catastro

Institut Cartografic de Catalunya

Dades Institut Nacional d' Estadística.