

Academic Year: ( 2024 / 2025 )

Review date: 06-05-2024

Department assigned to the subject: Private Law Department

Coordinating teacher: LOPEZ JIMENEZ, RAQUEL

Type: Electives ECTS Credits : 3.0

Year : 1 Semester : 2

## DESCRIPTION OF CONTENTS: PROGRAMME

### PROGRAM OF THE COURSE:

#### I. ECONOMIC ANALYSIS OF DIGITAL ENTREPRENEURSHIP

1. Reform of the commercial legal order  
How to create disruptive concepts
3. Disruptive competitive environment
4. Moonshooting

#### II. LEGAL ADVICE TO COMPANIES IN THE REAL ESTATE SECTOR

Land Regime and Urban Planning.

- Urban Management. Land and Property Regime. Limitations.
- Urban Planning and Instruments.
- Registry of the Property and Urbanism.
- Control of the Administration. Crimes against Territorial Planning.
- Sustainability. New approaches to the city.

##### 2.- The real estate legal relationship

- Legal framework of real estate transactions.
- Different forms of asset acquisition:
  - o Purchase and sale.
  - o Exchange.
  - o Adjudication. o Debt payment in lieu of payment. Foreclosures.
  - o Usucapion.
  - o Donation.
  - o Acquisition of real estate by means of corporate transactions.
- Real estate registration law.

##### 3. Building Law

- Building Law.
- Building agents.
- Building and urbanization contracts.
- Subcontracting.
- Civil Liability Insurance; Construction All Risks Insurance.

##### 4.- Different types of assets.

- Residential. State and Autonomous Community Housing Regulations.
- o Housing in regime of free promotion (Vivienda Libre) and Housing with public protection/official protection housing.
- o State regulation of each type of housing.
- o Autonomous regulation of each type of housing.

- Tertiary.

- Industrial.

- Asset portfolio acquisition processes.

##### 5. The real estate development process

- The real estate developer. Legal obligations of the developer. Insurance and guarantees.

- Development of the promoter process:
  - o Contractual relationship with the clients acquiring houses.
  - o Contractual relationship with the different building agents.
- Necessary legal acts for the development of the promotion and delivery of the houses.
- Financial aspects of the promotion.
- Certain legal proceedings arising from the purchase and sale of housing.
- Data protection, prevention of money laundering.

#### 6. The lease contract

- State and autonomic regulation of the lease contract.
- Housing lease contract.
- Office lease contract.
- State and autonomic regulation of the lease contract.

- Housing lease contract.

- Office lease contract.

- Lease contract for commercial use (shopping centers).

- Lease contract of hotels and hotel business in general. Lease of Industry.

- Regulation of SOCIMIS.

#### 7.- Accounting and tax aspects of the real estate activity.

- Taxation of real estate operations:

o Direct taxation: Personal Income Tax, Wealth Tax, Corporate Tax, Inheritance and Gift Tax.

o Indirect taxation: VAT; ITP/AJD.

- Accounting aspects of real estate transactions.

### III. LEGAL ADVICE TO COMPANIES IN THE FREIGHT FORWARDING AND LOGISTICS SECTOR.

1. Overview of a booming sector. 2.

2. New climate policies and their transforming impact on the sector, decarbonization as a strategic axis.

3. Intermodal transport:

a. Intermodality as an essential axis of the new strategies.

b. Intermodality, a legal challenge

4. Market shares, evolution and strategic objectives in the EU.

5. European Next Gen<sub>z</sub> funds as a lever for transformation.

5. Challenges and opportunities:

a. Autonomous driving in freight transport, ethical and legal challenges; regulation.

b. Technological advances applied to transportation.

Applicable legal regimes:

1. Inland transportation

a. Road transport.

b. Transportation by Railroad

2. Air Transportation

3. Maritime transportation

4. The last mile

#### Logistics Sector Overview

General overview of the sector

2. Legal regime

3. The integrated logistics operator

New business models where digitalization applied to logistics is an essential element of success:

1. online sale of own products; success cases by integration of logistics in the business model.

2. Multi-product portals; success stories by integrating logistics into the business model.

3. Riders

Insurance

1. Risk outsourcing (Insurance)

2. Internalization of risk (Self-Insurance)

3. Claims and risk prevention from a legal perspective.

### ASSESSMENT SYSTEM

**% end-of-term-examination:** 60

**% of continuous assessment (assignments, laboratory, practicals...):** 40

Class participation 10%

Individual or group work during the course 30%

Final exam 60% (can be a job)

