

The Hebrew University of Jerusalem

Syllabus

Real Estate Laws - A - 55303

Last update 21-11-2023

HU Credits: 3

Degree/Cycle: 2nd degree (Master)

Responsible Department: Business Administration

Academic year: 0

Semester: 1st Semester

Teaching Languages: Hebrew

Campus: Mt. Scopus

Course/Module Coordinator: Adv. Yael Azoulay KORAKIN

Coordinator Email: Yael.AK@mail.huji.ac.il

Coordinator Office Hours: by appointment

Teaching Staff:

Yael Azoulay Korakin

Course/Module description:

Laws A - Legal aspects in the work of a real estate appraiser

Course/Module aims:

The goal is for the appraiser to become deeply familiar with the laws that form the core of the appraiser's work, and therefore the test will be conducted with closed material. However, for the purpose of solving specific questions, in which there is data that is not required to be remembered in the AP (for example: the percentage of payments according to the decisions of the Israel Land Council) relevant material for solving the exam will be attached.

Learning outcomes - On successful completion of this module, students should be able to:

At the end of this course, the students will be thoroughly familiar with the legal issues - including the legislation and rulings relevant to the material being studied, which are an essential and inseparable part of the appraisal practice

Attendance requirements(%):

80

Teaching arrangement and method of instruction: lectures

Course/Module Content:

Study and exam subjects:

- 1. Property laws*
- 2. Unification and division*
- 3. Expropriation laws (including the conditions and stages of expropriation)*
- 4. Compensation*
- 5. Betterment Tax*
- 6. Appraisal laws*
- 7. Contract laws*

Required Reading:

The list of rules is mandatory material):

- 1. Property laws:*
 - A. The Land Law, 1969 (including the 2011 Management and Registration Regulations)*

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- B. Tenant Protection Law (combined version) 1972
third. Real Estate Rights Settlement Ordinance (new version) 5779 - 1969
d. Basic Law: Lands of Israel
God. Israel Land Law, 1960
and. Israel Land Authority Law, 1960
G. Decisions of the Israel Land Council (hereafter RMI) in the urban sector and the agricultural sector
(For example: decisions regarding land rights, transactions, agreements and the various payments to the RMI, consent fees, permit fees, lease fees, capitalization fees, purchase fees), the procedure for obtaining a real estate appraisal, including Israel Land Authority procedures related to the above, types The contracts with Rami
H. The Law of Sale, 1968
ninth. The Law of Sale (Apartments), 1973 - 1973
J. The Law of Sale (guaranteeing investments of apartment buyers) 1974
11 Evacuation and Construction Law (Encouraging Evacuation and Construction Projects, 2006.
2. Consolidation and division
A. The Planning and Construction Law, 1965 (sections 120 - 128)
B. The planning and construction regulations (consolidation and division), 569-2009
3. Expropriation laws (including the conditions and stages of expropriation):
A. The Lands Ordinance (Purchase for Public Needs), 1943
B. The Land Regulations (Purchase for Public Needs) The procedures in the acquisitions committee and in the application for the appointment of a decisive appraiser.
third. The Planning and Construction Law, 1965 (sections 188 - 196)
d. Law to Amend Purchase Laws for Public Needs, 1964.
God. The Roads and Railways (Defense and Development) Ordinance, 1943.
and. Law to amend the Roads and Railways (Defense and Development) Ordinance, 1951.
G. Israel National Highway Law, 1994.
H. Expropriations - aspects of administrative law - the balance between the public interest and the protection of private property rights, reducing the harm of expropriation (alternative land, self-execution, delay in expropriation by the Authority, return of unused or repurposed land to its owner).
4. Compensation
A. The Planning and Construction Law, 1965 (sections 197 - 202b).
5. Municipality Betterment Tax
The Planning and Construction Law, 1965 (section 196a and the third supplement to the law)
6. Appraisers laws
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- A. Real Estate Appraiser Law, 2001, and the regulations pursuant thereto.
B. The planning and construction regulations (procedures on a request for a decision before a decisive appraiser or an advisory appraiser) 5579 - 2008.
third. Evacuation and Construction (Compensation) Regulations (Appointment of Evacuation and Construction Appraiser and Rules of Procedure for Applications to Be Submitted to Evacuation and Construction Appraiser), 2012
d. The planning and construction regulations (procedure on a request for a decision before a final appraiser or an advisory appraiser) 2008

7. Contract laws:

- A. The Contracts Law (General Part), 1973, offer and acceptance, conclusion of a contract, cancellation of a contract due to a defect in its conclusion
B. The Law on Contracts (Remedies for Breach of Contract), 1970, Remedies for the Victim of Breach of Contract - Enforcement, Cancellation and Compensation

Additional Reading Material:

see Hebrew

Grading Scheme:

Written / Oral / Practical Exam 100 %

Additional information: