

2019.HS

Module Name: Building and Zoning Law	
Module Code	w.BA.XX.2BPR.XX
Module Description	The module provides in-depth insight into the various legal issues related to the law concerning spatially effective activity. It covers spatial planning and building legislation as well as specific links to environmental law (USG, NHG, WAG, etc.) and related requirements. Its starting point and focus is the Spatial Planning Act, which has gained in importance after its revision in 2014 (concentration of development in municipal centers, restriction of construction zones, etc.). The Spatial Planning Act is complemented by cantonal and communal building laws which stipulate the prerequisites for building or altering buildings. These standards and, in particular, the authorization procedure are a significant part of environmental change. The module is geared towards practical application and aims to provide legal practitioners and other professionals working in public administration with the tools they need to provide correct legal answers concerning planning and construction projects.
Program and Specialization	Business Law
Legal Framework	Academic Regulations BSc dated 29.01.2009, Appendix to the Academic Regulations for the degree programs in Business Administration, Business Information Technology, and Business Law, first adopted on 12.05.2009
Module Category	Module Type: Compulsory Elective
	Program Phase: Main Study Period
ECTS	3
Organizational Unit	W Abteilung Business Law Leitung
Module Coordinator	Meinrad Huser (husi)
Deputy Module Coordinator	-
Prerequisite Knowledge	None
Contribution to Program Learning Goals (Affected by Module)	<ul style="list-style-type: none"> § Professional Competence § Methodological Competence § Social Competence § Self-Competence
Contribution to Program Learning Objectives	<ul style="list-style-type: none"> Professional Competence <ul style="list-style-type: none"> § Knowing and Understanding Content of Theoretical and Practical Relevance § Apply, Analyze, and Synthesize Content of Theoretical and Practical Relevance § Evaluate Content of Theoretical and Practical Relevance Methodological Competence <ul style="list-style-type: none"> § Problem-Solving & Critical Thinking § Scientific Methodology § Work Methods, Techniques, and Procedures § Information Literacy § Creativity & Innovation Social Competence <ul style="list-style-type: none"> § Written Communication § Oral Communication § Teamwork & Conflict Management § Intercultural Insight & Ability to Change Perspective Self-Competence <ul style="list-style-type: none"> § Self-Management & Self-Reflection § Ethical & Social Responsibility § Learning & Change
Module Learning Objectives	<p>Students...</p> <ul style="list-style-type: none"> § are able to identify the most important spatial, building, and environmental laws and their objectives with regard to achieving the ongoing development of living space. § are able to derive the resulting consequences and designate a solution in specific individual cases. § are able to represent the balance of interests in the planning process comprehensively and explain the procedures and results to the planning authorities. § recognize the necessary prerequisites and obstacles of permit procedures and are able to formulate them objectively, providing legal reasons. § are able to identify the limitations of building law restrictions on ownership and apply them correctly in individual cases. § are able to draw legal conclusions and explain how to proceed if buildings have been constructed without authorization or if regulations have been violated.

Module Content	§ Planning, building, and environmental law: constitutional foundations - planning objectives and planning principles § Planning as a balance of interests § Federal planning (e.g., constructing a new railway track, power line, or building on a Swiss heritage site) § Directional planning (as a hinge between federal planning and municipal land use planning, as pre-use planning) § Use planning: building zones, agricultural zones, and protection zones - content § Implementation of planning specifications § Building law § Permit requirements: development, zone compliance, and special approval § Building permit procedures - coordination § Relationships between environmental law and planning/building law		
Links to other modules	-		
Methods of Instruction	§ Lecture § Case Studies § Exercises § Literature Review	Social Settings Used: § Individual Work § Pair Work § Group Work	
Digital Resources	§ Practice and Application Exercises (with Key) § Case Studies (with Key)		
Type of Instruction	Classroom Instruction	Guided Self-Study	Autonomous Self-Study
Large Class	-	-	
Small Class	28 h	14 h	
Group Instruction	-	-	
Practical Work	-	-	
Seminar	-	-	
Total	28 h	14 h	48 h
Performance Assessment			
End-of-module exam	Form	Length (min.)	Weighting
Oral exam		15	100,00 %
Permitted Resources	Permitted resources to be communicated.		
Others	Assessment	Length (min.)	Weighting
-	-	-	-
Classroom Attendance Requirement	-		
Language of Instruction/Examination	German		
Compulsory Reading	§ Huser, M. Planungs- und Baurecht sowie Grundzüge des Umweltrechts. ISBN keine. Lecturer's script.		
Recommended Reading	§ Huser, M. (2015). Planen in der Landwirtschaftszone. In: Gesellschaft für Agrarrecht (ed.): Blätter für Agrarrecht, pp. 63 -95. Bern: Stämpfli. § Huser, M. (2018). Verkleinerung der Bauzonen: Grundsätze und Verfahren. ISBN keine. Lecturer's script.		
Comments	-		