

LAND

Course Identification

Degree: Urban Planning Year: 3rd / Semester 5

Title: Land

Unit : Fundamental - Number of Credits: 4 - Coefficient: 2

Total Weekly Class Hours : 3 Course Hours (number of hours per week) : 1 hour 30 minutes
Supervised Work (number of hours per week) : 1 hour 30 minutes

COURSE DESCRIPTION

"Land is to urban planning as the human body is to medicine." This metaphor or comparison helps to illustrate the importance of land for the study of urban planning and therefore the importance of mastering this central element. Understanding the subject requires mastery of its different and numerous aspects : technical, physical, legal, administrative, economic, etc.

Land is not simply "a piece of land" limited to its physical appearance and geographical location, but it is also the context of a social activity such as housing or leisure, development, wealth, litigation and conflict, and sometimes prohibition, fragility and protection. Land is also history and civilization.

The teaching of this subject will be carried out through 5 chapters:

CHAPTER 1 - TECHNICAL AND PHYSICAL ASPECTS

- Physical consistency of land (appearance, shape, relief, dimension, area, consistency, bearing, etc.) Several elements define the physical aspect of land.
- Technical consistency of land, according to its use or occupation (agricultural, urban planning, etc.)

CHAPTER 2 - LEGAL AND ADMINISTRATIVE ASPECTS

- Evolution of the legal framework in Algeria
- Legal aspects (land ownership, property rights, public and private domain, Wakfs, etc.)
- Administrative aspects (general cadastre, land register, land book, registration and publicity).
- Land-related disputes.

CHAPTER 3 - SOCIAL AND ECONOMIC ASPECTS

- Land as a natural resource
- Land as an economic resource
- Residential land and service land
- Land known as "economic"
- Land as a safe haven and for hoarding
- Factors that appreciate land
- Factors that depreciate land
- Speculation and land regulation. (Free market and regulated market).

CHAPTER 4 - URBAN LAND

- Definition of urban land
- Formation of urban land
- Rights of land use
- Urban servitudes and roads
- Land planning and programming

CHAPTER 5 - ALGERIAN LAND POLICY

- Concept of land policy and management of land scarcity.
- Some examples around the world (United States, Japan, Brazil, Emirates, Zionist colonization)
- Evolution of land policy in Algeria (colonial period, postcolonial period and liberalization of the land market).
- Foundation and objectives of the new land policy in Algeria
- Land and sustainable development.

COURSE CONTENT

Chapter 1 - Technical and Physical Aspects

- Physical consistency of land
- Technical consistency of land

Chapter 2 - Legal and Administrative Aspects

- Evolution of the legal framework in Algeria
- Legal aspects
- Administrative aspects
- Land-related disputes

Chapter 3 - Social and Economic Aspects

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Chapter 5 - Algerian Land Policy

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- Some examples around the world
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- Foundation and objectives of the new land policy in Algeria
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