

COURSE: **RURAL ESTIMATE**

ACADEMIC YEAR: **2019-2020**

TYPE OF EDUCATIONAL ACTIVITY: **Characteristic**

TEACHER: **MARIA GABRIELLA NICASTRO**

e-mail: gabriella.nicastro@unibas.it

web:

phone: 0971 205426

mobile (optional): 329 3606244

Language: Italian

ECTS: 6 (5 lessons; 1 laboratory practice)	n. of hours: (lessons e tutorials/practice) 40 lessons 16 laboratory practice	Campus: Potenza School: SAFE Program: Food Technology	Semester: II
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EDUCATIONAL GOALS

The **RURAL ESTIMATE** course aims to provide the students with theoretical elements to describe the agri-business in the economic and estimative and structural terms, as well as to analyze the issues surrounding the rural estimate in order to be able to discuss the Topics of a theoretical nature, and knowing how to draw relationships related to the specific problems of the estimate. It is therefore a matter of accompanying the students on a path leading to the correct practice of the agronomist profession which requires a sound mastery of the methods of assessment, a precise technical and economic knowledge of rural goods and the legal and social aspects of institutional contexts in To which such assets are entered.

- Knowledge and understanding: Knowledge of economic principles and basic estimates. Knowledge of the methods for establishing the equivalent in money of economic goods. Knowledge of land valuation rules. Ability to express value judgments.
- Applied knowledge and understanding: Understanding of specific estimation problems (choice of estimation method, choice of capitalization test, identification of the purpose of estimation, etc.) Ability to analyze and make feasible judgments in making investments that influence the Entrepreneurs' choices. Ability to analyze in detail the motivations that determine the entrepreneurs' choices.
- Communication: Ability to talk with entrepreneurs and technicians in choosing a business strategy for greater efficiency. Ability to estimate a company budget as an instrument for the agri-food businesses indispensable to compete on the domestic and international market.
- Autonomy of judgment: Ability to propose the most suitable tools for greater company efficiency. Ability to ..offer innovative solutions to compete in national and international markets, taking into account the needs of key players.
- Learning Ability: Access to data sources using all databases and technical and scientific literature available to prepare a company budget. Ability to use computer tools, spreadsheets, to carry out economic estimates.

Through the frequency of the lessons and the individual study on reference books available on the library market, at the University Interdepartmental Library (BIA) and SAFE, the student acquires the theoretical tools to describe the farm in terms of profile Economic-estimative and structural; In addition, it acquires a theoretical knowledge of the estimation methods. Provide the student with extensive case study documentation and extensive discussion of production techniques, market trends and legislative references. The student, with active participation in educational trips and visits to representative companies, acquires data and information useful for developing a written estimation report on a farm.

PRE-REQUIREMENTS

Knowledge of Mathematics, Agricultural Economics, Agronomy.

CONTENTS OF THE COURSE

The course is divided into 6 Units

✓ **Unit 1- Financial Mathematics applied to estimate (6 hours of lesson + 6 hours of exercise)**

Simple interest and compound. Most simple and compound. Annuity. Periodicity.

✓ **Unit 2. Aspects and general fundamentals.(5 hours of lesson)**

The valuation judgment - Uniqueness of the estimation method. estimating economic aspects. ordinariness principle. synthetic procedures. analytical procedures The professional activity of the expert. The valuation report. The civil trial. Arbitration. cautionary estimates. Determination of the land benefit.

✓ **Unit 3. Estimate of rustic funds. (8 hours of lesson)**

Estimates of tree fruit crops. Estimate of hanging fruits and cultivations. Estimated damage. Land improvements.

✓ **Unit 4. Estimates related to the rights (10 hours of lesson)**

Usufruct – Land easements - Succession hereditary- Expropriation for reasons of public utility - Environmental Impact Assessment. Estimated cattle farm.

✓ **Unit 5. Inventory of land. (3 hours of lesson)**

✓ **Unit 6. Exercise estimates rustic background and applications at special extreme (10 hours of lesson)**

Affirmative relationship with practical exercises of concrete cases.

TEACHING METHODS

The course consists of 40 hours of classroom lessons on all topics of the course and 16 hours of exercises. The exercise will consist in finding economic data in order to complete an estimation report. In addition, there is at least one study visit to agribusiness farm.

EVALUATION METHODS

METHOD OF VERIFICATION OF LEARNING

The aim of the examination is to test the level of achievement of the previously mentioned educational goals.

The exam is divided into 3 parts:

- A first intermediate test written with financial math exercises and
- A second test intermediate written test consisting in the delivery of a written report with a description of an agrarian and related income statements and farm estimates the market value; to pass the test you must acquire the 18/30 vote. If evidence is insufficient, the student will repeat the test as an oral examination at the end of the course.
- the end of the course, an oral exam on all subjects; to pass the test you must acquire the 18/30 vote

The final grade is the sum of the two scores.

TEXTBOOKS AND ON-LINE EDUCATIONAL MATERIAL

Before each lesson will be distributed educational material, the teacher, reportedly the subject to be treated so that the student can integrate with their own notes taken in class. The material provided will be sufficient to overcome the examination. Students unable to take the course may consult the following texts:

NOTES ON THE LESSONS

MANUALE DI ESTIMO , V. Gallerani - G. Zanni - D. Viaggi, di Edagricole

TRATTATO DI ESTIMO, M.Michieli – G.B.Cipolotti, Edagricole

FONDAMENTI DI METODOLOGIA ESTIMATIVA, M. Simonotti, ed. Liguori

CORSO DI ESTIMO e PRONTUARIO , S: Amicabile, ed. Hoepli

INTERACTIONS WITH STUDENTS

At the beginning of the course students will describe the objectives, programs and evaluation methods. Also be prepared the list and the data of the students attending the course and attendance will be taken each time only for statistical purposes. All course materials will be shared in a folder on Dropbox. All teacher / student communication will be in real time via Whatsapp.

Office hours: generally on Mondays and Tuesdays from 9:30 to 11:30 in the study of the teacher.

In addition to the weekly reception, the teacher will be available via e-mail.



**SCUOLA DI SCIENZE
AGRARIE, FORESTALI,
ALIMENTARI
ED AMBIENTALI**

EXAMINATION SESSIONS (FORECAST)¹

Examination every month except August, usually on Tuesday

04/02/2020 - 10/03/2020 – 14/04/2020 – 12/05/2020 – 16/06/2020 – 14/07/2020 – 22/09/2020 – 13/10/2020 –
10/11/2020 – 15/12/2020 – 12/01/2021 – 16/02/2021 – 23/03/2021

EXAMINATION SESSIONS:

presidente prof.ssa NICASTRO M. GABRIELLA

componenti prof. MARIO COZZI, prof. SEVERINO ROMANO, dott. GENNARO VENTURA, dott. MAURO VICCARI

SEMINARS BY EXTERNAL EXPERTS YES X NO

¹ Subject to possible changes: check the web site of the Teacher or the Department/School for updates.