



AI1516 Law of Real Estate for Property Development and Agency 9.0 credits

Allmän fastighetsrätt för fastighetsutvecklare och fastighetsförmedlare

This is a translation of the Swedish, legally binding, course syllabus.

If the course is discontinued, students may request to be examined during the following two academic years

Establishment

Course syllabus for AI1516 valid from Spring 2012

Grading scale

A, B, C, D, E, FX, F

Education cycle

First cycle

Main field of study

Technology

Specific prerequisites

General requirements and at least 7.5 credits private law, for example Introduction to Swedish law (AI1515), Introduction to Swedish law (AI 1550) or a similar course.

Language of instruction

The language of instruction is specified in the course offering information in the course catalogue.

Intended learning outcomes

The overall purpose of the course is to provide knowledge about the legal regulation of real property, its division into real property units, dispositions concerning real property units and rights in real property units, in order that the student be able to apply the knowledge when solving practical legal problems.

After having taken the course the student shall be able to:

- Identify legal problems and find the applicable legal rules concerning real property and rights in such property.
- Apply the relevant legal rules when solving legal problems concerning real property and rights in such property, and to explain the reasons for the application of the rules to the problem.

Course contents

The course covers the civil law regulation of real property units and rights in real property units, that is primarily found in the Land Code. It first covers what real property is, how it is divided into property units and fixtures. It also covers ownership and the consideration that the owner has to take to neighbours and the wider environment (the law of adjoining properties and environmental law).

The law on transfer of real property is treated thoroughly. Lien in real property, the law on enforcement and public sale of property units and mortgage measures, are important to understand the law on property formation and reallocation. These areas are therefore covered extensively. The same goes for the law on user rights, especially rent and leasehold, and easements. Further areas covered are the law of property and title registration.

Other legislation, apart from the Land Code, that is covered in the course are, firstly, some legislation supplementing the Land Code, for example about rent, and, secondly, the law of tenant ownership and co-operative tenancy.

Disposition

The teaching is given in the form of lectures and workshops. The workshops mainly consists in solving and discussing hypothetical cases. The students shall deepen their studies and write an essay in one of the areas covered in the course.

Course literature

The literature will be posted on the course's home page at least four week before the beginning of the course.

Examination

- INLA - Assignment, 2.5 credits, grading scale: P, F
- TENA - Examination, 6.5 credits, grading scale: A, B, C, D, E, FX, F

Based on recommendation from KTH's coordinator for disabilities, the examiner will decide how to adapt an examination for students with documented disability.

The examiner may apply another examination format when re-examining individual students.

Ethical approach

- All members of a group are responsible for the group's work.
- In any assessment, every student shall honestly disclose any help received and sources used.
- In an oral assessment, every student shall be able to present and answer questions about the entire assignment and solution.