



# AI1517 Real Estate Law 7.5 credits

## Fastighetsrätt

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 AI1517 valid from Autumn 2012

## Grading scale

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

## Education cycle

First cycle

## Main field of study

Technology

## Specific prerequisites

At least 7,5 credits private law, for example Introduction to Swedish law, basic course (AI 1515) or Introduction to Swedish law (AI 1550) or equivalent.

## Language of instruction

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

## Intended learning outcomes

The major 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 should be able to apply the knowledge when solving practical legal problems. The course also aims at providing knowledge about topics in building engineering that are of relevance when buying real property units or when managing rental houses, such as risky construction methods and construction damages, inspection, and rebuilding.

After having taken the course you shall be able to:

- 1) explain the structure of and central concepts in the legal system of real estate law, the major topics that are regulated and how these topics are regulated,
- 2) explain central topics and concepts in the area of building engineering,
- 3) apply the legal method to legal rules in order to solve practical problems and, with respect to conveyancing, rent and mortgage, in order to solve more complicated practical problems,
- 4) explain the reasons for and applicability of the legal rules to the practical problems.

## 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 environment in general (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 in order 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. In connection with transfer of real property units and rent certain building engineering topics are covered that are important for the understanding of the law on transfer and rent.

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.

The teaching will in a systematic way show the important links between the content of the legal and economical and technical issues.

## Course literature

Victorin & Hager, Allmän fastighetsrätt, latest edition.

Bengtsson, Hager & Victorin, Hyra och annan nyttjanderätt till fast egendom, latest edition.

Jensen, Panträtt i fast egendom, latest edition.

Articles or a compilation of articles regarding topics in building engineering.

## Examination

- TEN1 - Examination, 6.0 credits, grading scale: A, B, C, D, E, FX, F
- ÖVN1 - Assignment, 1.5 credits, grading scale: P, 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.