



Faculty of Arts and Social Sciences
Law

Syllabus

Course Approval

The syllabus was approved by the Faculty Board of Arts and Social Sciences on 25 August 2014, and is valid from the Spring semester of 2015 at Karlstad University.

Course Code: RVGB41

Real Estate Law, 15.0 ECTS Credits

(Fastighetsrätt, 15.0 Swedish credit points)

Degree Level: Bachelor

Progressive Specialisation: G1F (First cycle, has less than 60 credits in first-cycle course/s as entry requirements)

Language of Instruction

Swedish

Prerequisites

Admission to the real estate management programme (SGFEK), plus the courses RVGA42 Introduction to Real Estate Law 15 ECTS cr and RVGA43 Real Estate Tax Law 15 ECTS cr, or equivalent.

Major Field of Study

RVA (Jurisprudence)

Learning Outcomes

Knowledge and understanding

Upon completion of the course the students should be able to

- demonstrate in-depth knowledge of the general and specific real estate law,
- demonstrate in-depth knowledge of contract law, especially issues relating to interpreting and drawing up deeds of conveyance,
- demonstrate in-depth knowledge of real estate law with a focus on right of use, tenancy agreement, ownership right and servitude,
- demonstrate knowledge of building law and environmental law
- give an in-depth account of entrepreneurship law, and
- demonstrate in-depth knowledge of business law related to real estate management, real estate agent legislation and trade practice.

Competence and skills

Upon completion of the course, the students should be able to

- identify, describe, analyse and solve legal problems in connection with real estate transactions as well as problems connected with the specific real estate law area,
- draft written agreements, primarily conveyances,
- independently search for and interpret legal source material.

Judgement and approach

Upon completion of the course the students should be able to

- demonstrate the ability to make judgements and assessments with consideration of the scientific, social and ethical aspects relating to real estate law, and
- demonstrate the judgement and approach relevant to the legal areas studied on this course,
- demonstrate awareness of the ethical and moral aspects facing the legislators and practitioners in the real estate area.

Content and Form of Instruction

Students further develop their knowledge of the legal aspects of real estate management. The various areas of real estate law are treated in terms of agent/manager duties and responsibilities. The course also covers general and specific real estate law with a focus on property purchase, including contract law, user rights, servitude, tenancy agreement, and tenant-owner associations. This means that conveyance of a property and ownership flats as well as related legal issues are treated.

Legislation on planning and building construction, registration of property, environmental law and entrepreneurship law are treated. Included are also rules on when and if public agencies can intervene in private maintenance and disposition of properties.

The course also includes a survey of real estate agent legislation and praxis.

Reading List

See separate document.

Examination

Assessment of learning outcomes is based on a written exam and a PM, presented and discussed in a mandatory seminar.

Grades

One of the grades Distinction (VG), Pass (G), or Fail (U) is awarded in the examination of the course.

Quality Assurance

Follow-up relating to learning conditions and goal-fulfilment takes place both during and upon completion of the course in order to ensure continuous improvement. Course assessment is based on student views and experiences as reported in written course evaluations and/or group discussions. Students will be informed of the result of the evaluation and of the measures to be taken.

Course Certificate

A course certificate will be provided upon request.

Additional Information

Students who enrolled before 1 July 2007 will complete their studies in accordance with the requirements of the earlier admission. Upon completion students may request degree and course certificates to be issued under the current ordinance if they meet its requirements.

The local regulations for studies at the Bachelor's and Master's levels at Karlstad University stipulate the obligations and rights of students and staff.

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