



**LUNDS UNIVERSITET**  
Lunds Tekniska Högskola

*Course syllabus*

## **Kommersiella fastighetsköp** **Purchasing Commercial Real Estate**

**VFRN05, 7,5 credits, A (Second Cycle)**

**Valid for:** 2023/24

**Faculty:** Faculty of Engineering, LTH

**Decided by:** PLED L

**Date of Decision:** 2023-04-20

### **General Information**

**Elective for:** L4-fr, L4-fe

**Language of instruction:** The course will be given in Swedish

### **Aim**

The objective of the course is to address the main problems that arise when purchasing and selling commercial real estate.

### **Learning outcomes**

*Knowledge and understanding*

For a passing grade the student must

Be able to:

- Apply the regulations concerning real estate purchases as found in the Swedish Land and Environmental Codes;
- Understand how the regulations as found in the Swedish Land Code concerning purchases are invoked in individual situations;
- Understand the functions and mechanisms involved in a construction contractor's agreement; and
- Analyze individual contracts concerning real estate purchases and construction contracts.

*Competences and skills*

For a passing grade the student must

Be able to:

- identify the rules concerning different ways to acquire real estate and the most appropriate way to purchase real estate in a given situation
- Draft a contract for the acquisition of real estate, for a seller as well as a buyer; and
- Negotiate with an opposing party within these areas.

### *Judgement and approach*

For a passing grade the student must

- Be able to identify the risks that can arise with the acquisition of commercial real estate and understand his or her own limits as to the ability of how to handle such situations.

## **Contents**

The focus of the course is on acquisitions of commercial real estate from a purchase perspective. The assumption here is that these contracts deviate from the default rules that can be found in the Swedish Land Code. An important facet is the effect the environmental law regulations have on acquisitions, more specifically, how the liability for immissions is allocated between previous owners, sellers and purchasers, as well as the state. The course also addresses the more important components with respect to contract law and the law concerning construction contractors.

## **Examination details**

**Grading scale:** TH - (U,3,4,5) - (Fail, Three, Four, Five)

**Assessment:** Participation in project works and a final examination.

The examiner, in consultation with Disability Support Services, may deviate from the regular form of examination in order to provide a permanently disabled student with a form of examination equivalent to that of a student without a disability.

## **Admission**

**Admission requirements:**

- VFTF10 Real Property Formation

**The number of participants is limited to:** No

**The course overlaps following course/s:** VFR065

## **Reading list**

- Grauers, Folke: Fastighetsköp. Studentlitteratur AB.
- Höök, Rolf: Entreprenadjuridik. Norstedts Juridik AB.
- Larsson, N., Badur, A., Jensen, U., Synnergren S.: Kommersiella fastighetstransaktioner i praktiken. Wolters Kluwer.
- Aktuell lagbok.
- Dagefeldt, Peter och Åhl, Lennart: Entreprenadrätt – en introduktion till AB 04. Studentlitteratur AB.
- Rådberg, Åke: Entreprenören och entreprenaden: några centrala frågor i AB 04. Svensk Byggtjänst, 2011, ISBN: 9789173335027.

## **Contact and other information**

**Course coordinator:** jur dr Malin Sjöstrand, malin.sjostrand@lantm.lth.se

**Course homepage:** <http://www.lantm.lth.se>