



**LUNDS UNIVERSITET**  
Lunds Tekniska Högskola

*Course syllabus*

# Värdering och ersättning vid markåtkomst Takings - Valuation and Compensation

## VFTF30, 5 credits, G2 (First Cycle)

Valid for: 2023/24

Faculty: Faculty of Engineering, LTH

Decided by: PLED L

Date of Decision: 2023-04-20

## General Information

Main field: Technology.

Compulsory for: L3

Language of instruction: The course will be given in Swedish

## Aim

The course aims to provide the student with an understanding of the Swedish system of compulsory land access and compensation, as well as the skills to implement land access and calculate fair compensation.

## Learning outcomes

### *Knowledge and understanding*

For a passing grade the student must

- be proficient in the Swedish system of compulsory land access and compensation
- have an understanding of how land access rules affect property's value
- understand the basic reasons for land access rules

### *Competences and skills*

For a passing grade the student must

- be able to choose suitable land access rules and compensation rules for land consolidation and compulsory purchase of property
- be able to apply the rules for land access and valuation in some common cases
- be able to reason around the Swedish system of land access and compensation on the

- basis of its economic and other effects
- be able to illuminate the Swedish system by comparing with the systems in other countries

### *Judgement and approach*

For a passing grade the student must

- be able to critically analyze the design of the Swedish system of land access and compensation on the basis of both the intentions of the legislators and the system implications individuals and the society as a whole
- to discuss the need and appropriateness of changes in the system with respect to changes in society in general, such as when compensation or profit sharing should be applied

## **Contents**

The course deals with the Swedish system of compulsory land access, from both a theoretical and practical perspective.

The teaching of real estate law compensation principles is based on how property owners should be compensated when they have to dispose of property against their will. Fundamental is the rules on compensation in cases of expropriation, since they are used as a basis for beyond the Expropriation Act. The course also deals with the exceptions that are made from full compensation, and in particular the rules on current land use, minor injuries and deduction of expropriation until the target's influence.

The course covers the specific rules on the distribution of the profits used for land consolidation and compares them with compensation rules.

In addition to study the rules and how they should be applied, the rules will also be analyzed with respect to both its objective and its implications for individuals and society.

Instruction consists of lectures, exercises, seminars and project work in which the theoretical elements, as well as previously gained knowledge integrated and applied.

## **Examination details**

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

**Assessment:** Participation in project works, a final written examination and approved seminars.

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:**

- FMS032 Mathematical Statistics, Basic Course or FMSF50 Mathematical Statistics, Basic Course
- VFR140 Introductory Law and Real Estate Law or VFTA05 Introductory Law and Real Estate Law

**Assumed prior knowledge:** VFTA01 Real Estate and Physical Planning VFTF01  
Economics

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

**The course overlaps following course/s:** VFT085, VFTF05, VFTF15

## **Reading list**

- Eije Sjödin, Peter Ekbäck, Thomas Kalbro, Leif Norell: Markåtkomst och ersättning, för bebyggelse och infrastruktur. Wolters Kluwer, 2016, ISBN: 9789139207610.
- Complementary materials provided by the department.

## **Contact and other information**

**Course coordinator:** Doktorand Eric Norén, [eric.noren@lantm.lth.se](mailto:eric.noren@lantm.lth.se)

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

**Further information:** The Swedish Land Data Bank System may be used.